

ORDINANCE NO. 189007

An ordinance amending Articles 1, 2, 3, 4, 5, 6, 7, 8, 9, 12, and 14 of Chapter 1A and Section 11.5.15 of Chapter I of the Los Angeles Municipal Code (LAMC) to adopt zoning districts and applicable rules and regulations to implement the Boyle Heights Community Plan Update and to make related clean up amendments.

THE PEOPLE OF THE CITY OF LOS ANGELES

DO HEREBY ORDAIN AS FOLLOWS:

Section 1. Paragraph 5. of Subsection A. of Section 1.5.2. of Division 1.5. of Article 1. of Chapter 1A of the Los Angeles Municipal Code shall be amended to read:

5. Zoning of Annexed or Unzoned Land

- a. All land or territory annexed to the *City* after the effective date of this Zoning Code (Chapter 1A), where applied, is automatically classified [VN1-MU3-3][RG2-1L] unless the *City Council* specifically determines otherwise, including as provided in paragraph b., below.
- b. The *City Council* may establish specific zoning by ordinance for land or territory to be annexed. The zoning ordinance may be adopted prior to annexation or concurrently with the annexation. Unless the specific zoning is established by ordinance, the Zoning Map shall be amended to indicate the land or territory annexed as [VN1-MU3-3][RG2-1L] without additional proceedings.
- c. Any land or territory in the *City* not indicated on the Zoning Map as being in any zone shall be construed as being classified in the same zone that exists on a lot on the opposite side of the street or highway of the subject land or territory, and the Zoning Map shall be amended to indicate that zone without additional proceedings.

Sec. 2. Section 1.5.18. of Division 1.5. of Article 1. of Chapter 1A shall be added to read:

SEC. 1.5.18. MAJOR TRANSIT STOP AREA MAP

A. Purpose

The Major Transit Stop Area Map identifies areas falling within ½ mile of a *major transit stop* which are subject to specific regulations intended to address the specific nature of transit-rich areas. These specific regulations

are outlined in this Zoning Code (Chapter 1A) and are applicable by reference to this Zoning Code Map.

B. Boundaries

Any land designated, using the Department of Public Works, Bureau of Engineering land base dataset, as falling within a ½ mile of a *major transit stop*, as shown in the shaded portion of the Major Transit Stop Area Map.

C. Amendments

The *Director* shall prepare and publish the Major Transit Stop Area Map upon the adoption of this Section (Major Transit Stop Area Map) pursuant to the terms of this Section (Major Transit Stop Area Map). Thereafter, the *Director* shall be authorized to amend the map on an annual basis in order to align with updates to transit service and planned transit lines and headways. The *Director* shall have authority at any time to amend the Major Transit Stop Area Map to correct errors provided all other requirements of this Section (Major Transit Stop Area Map) are met. Any other amendments to the Major Transit Stop Area Map shall be pursuant to Sec. 13B.1.3. (Zoning Code Amendment).

Sec. 3. Section 1.5.19. of Division 1.5. of Article 1. of Chapter 1A shall be added to read:

SEC. 1.5.19. FREEWAY ADJACENCY MAP

A. Purpose

The Freeway Adjacency Map identifies lots within close proximity of a freeway subject to additional regulations intended to protect properties from air pollution and inform users of government properties or public parks of the health risks associated with the nearby vehicle exhaust and fine and ultrafine particulate matter.

B. Boundaries

Any land designated, using the Department of Public Works, Bureau of Engineering land base dataset, as falling within 1,000 feet of a freeway, as shown in the shaded portion of the Freeway Adjacency Map.

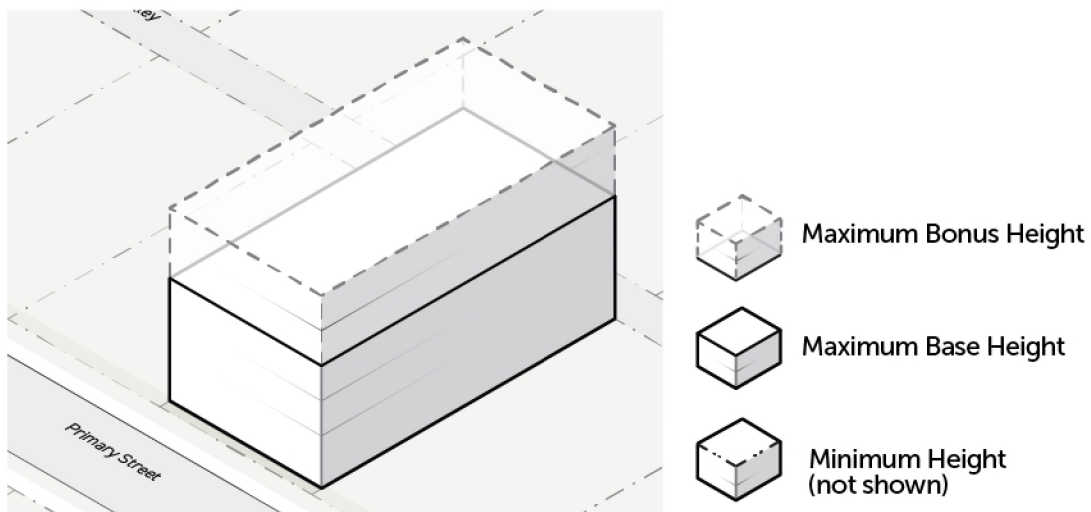
C. Amendments

The Freeway Adjacency Map shall only be revised pursuant to Sec. 13B.1.3. (Zoning Code Amendment).

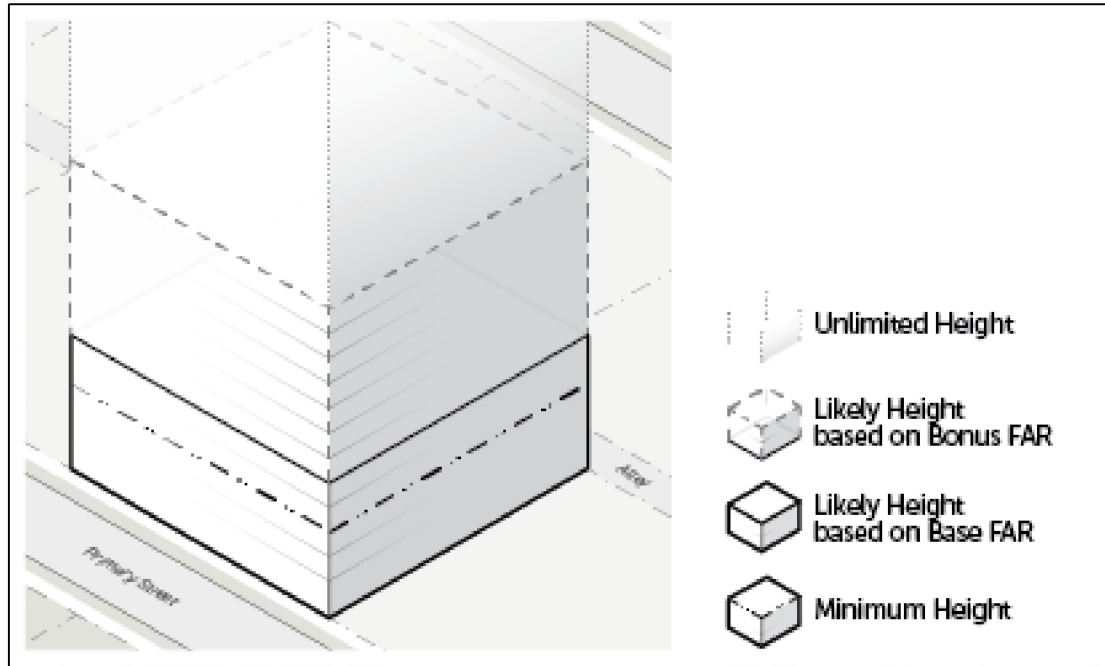
Sec. 4. Subparagraph a. of Paragraph 1. of Subsection C. of Section 2A.1.3. of Division 2A.1. of Part 2A. of Article 2. of Chapter 1A of the Los Angeles Municipal Code shall be amended to read:

- a. Bulk and mass diagrams represent the volume where a *building* is allowed to be located by showing the maximum height allowed for the entire buildable area. Except for House, Estate, and Rural Form Districts, the volume does not represent the massing of an allowed *building*. Other standards, such as maximum building coverage and *floor area ratio (FAR)*, may limit the ability for a building to fill the full volume.

Sec. 5. The graphic in Paragraph 2. of Subsection C. of Section 2A.1.3. of Division 2A.1. of Part 2A. of Article 2. of Chapter 1A of the Los Angeles Municipal Code shall be replaced to show as follows:



Sec. 6. The graphic in Paragraph 3. of Subsection C. of Section 2A.1.3. of Division 2A.1. of Part 2A. of Article 2. of Chapter 1A of the Los Angeles Municipal Code shall be replaced to show as follows:



Sec. 7. Paragraph 1. of Subsection C. of Section 2A.1.4. of Division 2A.1. of Part 2A. of Article 2. of Chapter 1A of the Los Angeles Municipal Code shall be amended to read:

1. FAR Category

The first component of each Form District name is a *floor area ratio (FAR)* category. *FAR* categories group all districts within a range of maximum allowed *FAR*. *FAR* categories are organized as follows:

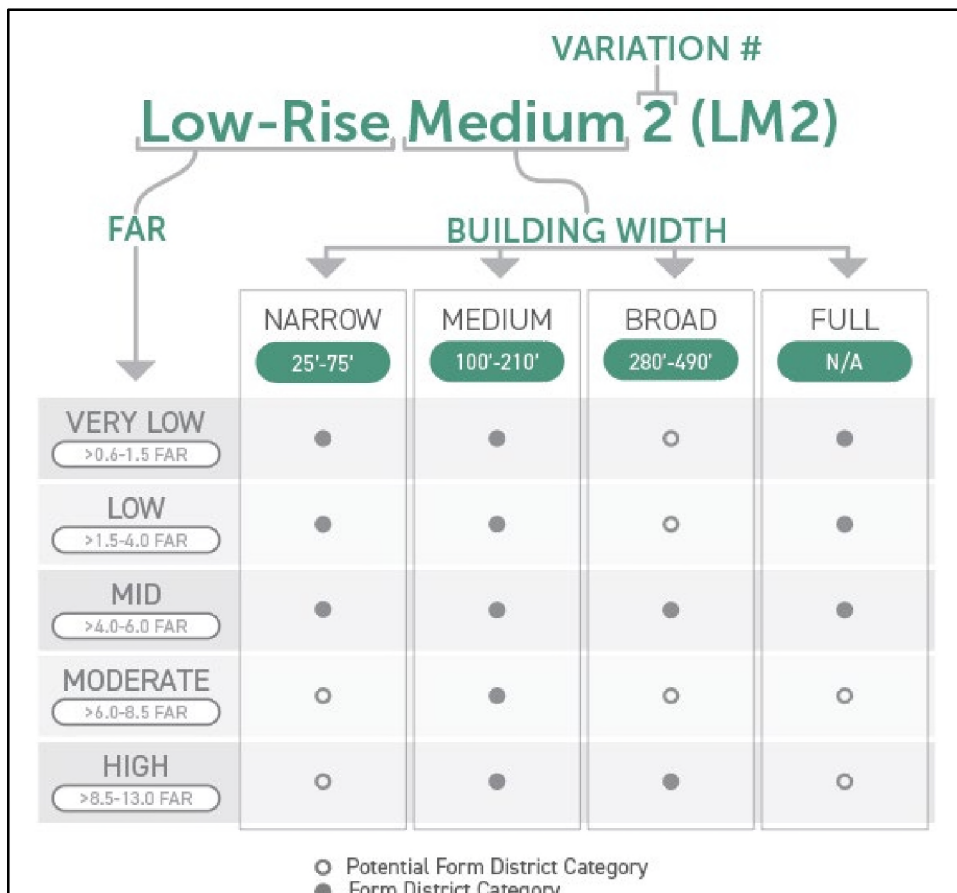
- a. Very Low-Rise (>0.6 - 1.5 FAR)
- b. Low-Rise (>1.5 - 4.0 FAR)
- c. Mid-Rise (>4.0 - 6.0 FAR)
- d. Moderate-Rise (>6.0 - 8.5 FAR)
- e. High-Rise (>8.5 -13.0 FAR)

Sec. 8. Subsection B. of Section 2A.1.4. of Division 2A.1. of Part 2A. of Article 2. Chapter 1A of the Los Angeles Municipal Code shall be amended to read:

B. House Form Districts

House Form Districts include a range and combination of building coverage, scale, and massing parameters that are intended to produce what is commonly understood as a house. House forms are laid out as detached, or semi-detached, buildings with set-back requirements from the street and lot lines, along with building coverage limitations intended to preserve space for yards and open space. Building widths are narrow, ranging from 50-feet to an upper limit of 100-feet. Building heights are limited by a prescribed number of feet rather than stories, and building scale is further limited by floor area ratio maximums ranging from 0.45 to an upper limit of 1.0. Additional controls are applied to shape upper-story building mass to produce roof forms common on houses.

Sec. 9. The graphic in Paragraph 4. of Subsection C. of Section 2A.1.4. of Division 2A.1. of Part 2A. of Article 2. of Chapter 1A of the Los Angeles Municipal Code shall be replaced to show as follows:



Sec. 10. Section 2B.3.1. shall be added to Division 2B.3. of Part 2B. of Article 2. of Chapter 1A of the Los Angeles Municipal Code to read:

SEC. 2B.3.1. HOUSE 1 (H1)
[Reserved]

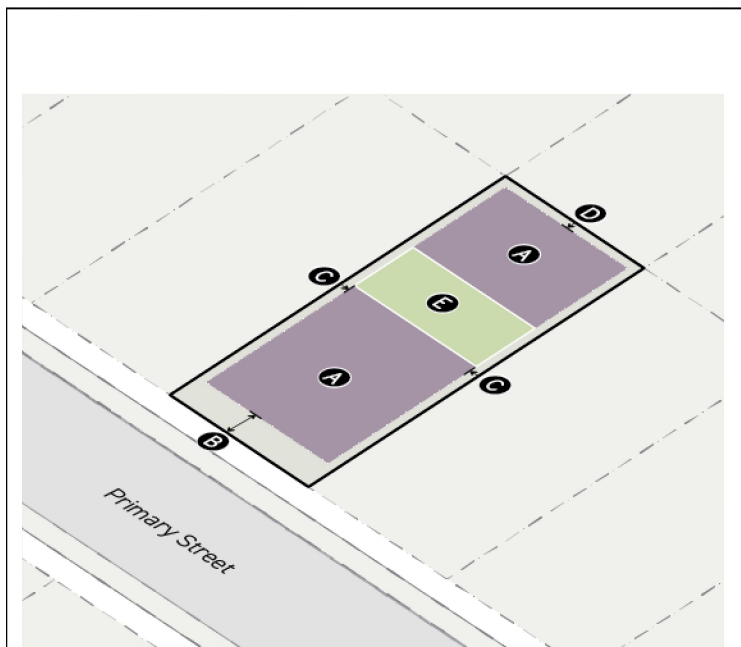
Sec. 11. Section 2B.3.2. shall be added to Division 2B.3. of Part 2B. of Article 2. of Chapter 1A of the Los Angeles Municipal Code to read:

SEC. 2B.3.2. HOUSE 2 (H2)
[Reserved]

Sec. 12. Section 2B.3.3. shall be added to Division 2B.3. of Part 2B. of Article 2. of Chapter 1A of the Los Angeles Municipal Code to show and read:

SEC. 2B.3.3. HOUSE 3 (H3)

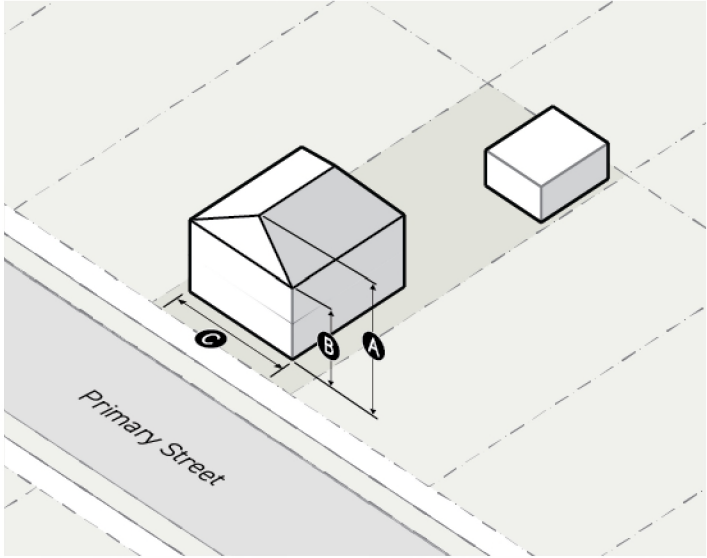
A. Lot Parameters



1. LOT SIZE		Div. 2C.1.
	Lot area (min)	4,000 sf
	Lot width (min)	40'
2. COVERAGE		Div. 2C.2.
A	Building coverage (max)	65%
	Building setbacks	
B	Primary street (min)	10'

	Side street (min)	5'
C	Side (min)	3'
D	Rear (min)	3'
	Alley (min)	0'
	Special: All (min)	0'
3. AMENITY		Div. 2C.3.
E	Lot amenity space (min)	15%
	Residential amenity space (min)	10%

B. Bulk and Mass

		
1. FAR & HEIGHT		Div. 2C.4.
	Floor area ratio (FAR) (max)	0.6
A	Height in feet (max)	33'
2. BUILDING MASS		Div. 2C.5.
C	Building width (max)	50'
	Building break (min)	6'
3. UPPER-STORY BULK		Div. 2C.6.
B	Wall plate height (max)	22'

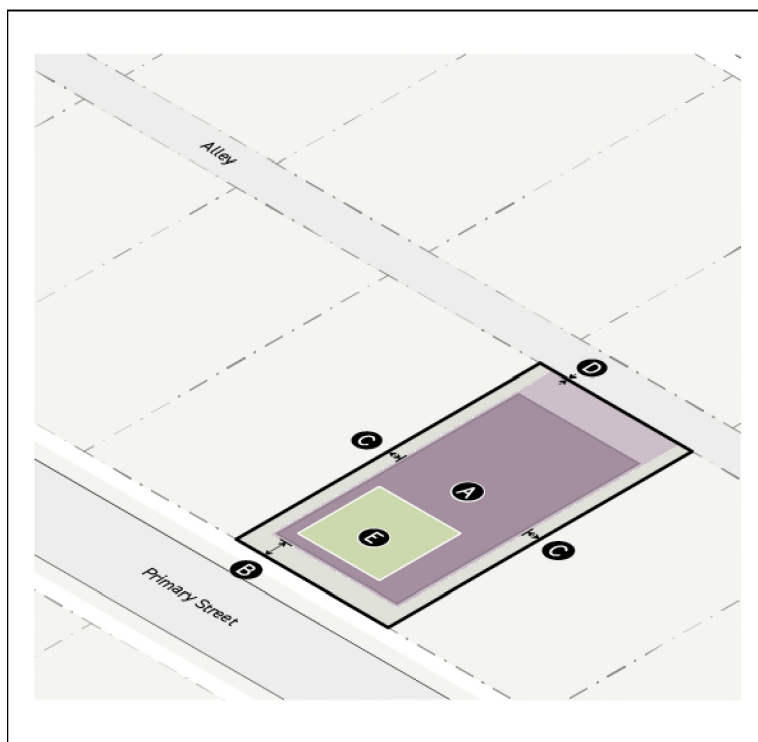
Sec. 13. Division 2B.4. of Part 2B. of Article 2. of Chapter 1A of the Los Angeles Municipal Code shall be amended to show and read:

DIV. 2B.4. VERY LOW-RISE NARROW FORM DISTRICTS

Pursuant to Sec. 2A.1.4. (Form District Naming Convention), each Very Low-Rise Narrow Form District has a maximum FAR ranging from 0.6 to 1.5, and a maximum building width ranging from 25 to 75 feet.

SEC. 2B.4.1. VERY LOW-RISE NARROW 1 (VN1)

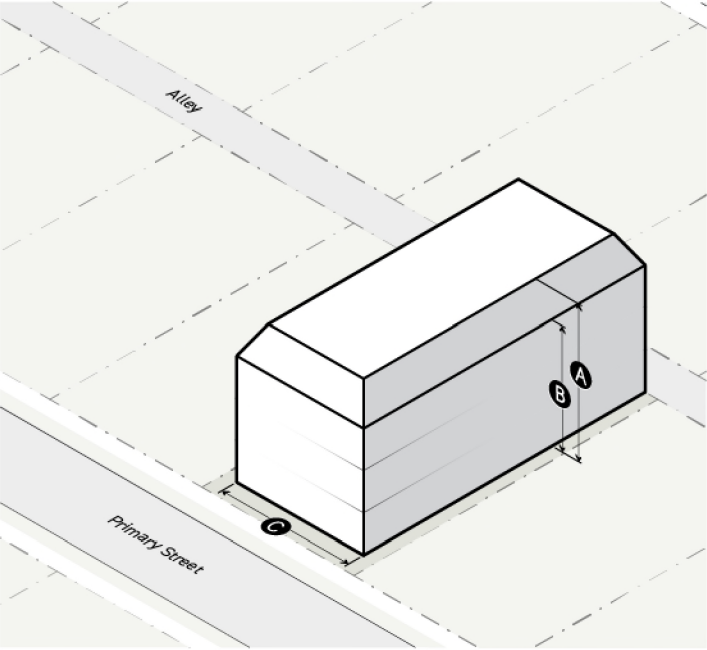
A. Lot Parameters



1. LOT SIZE		Div. 2C.1.
	Lot area (min)	4,000 sf
	Lot width (min)	40'
2. COVERAGE		Div. 2C.2.
A	Building coverage (max)	65%
	Building setbacks	
B	Primary street (min)	10'
	Side street (min)	5'
C	Side (min)	3'
	Rear (min)	3'
D	Alley (min)	0'

	Special: All (min)	0'
3. AMENITY		Div. 2C.3.
E	Lot amenity space (min)	15%
	Residential amenity space (min)	10%

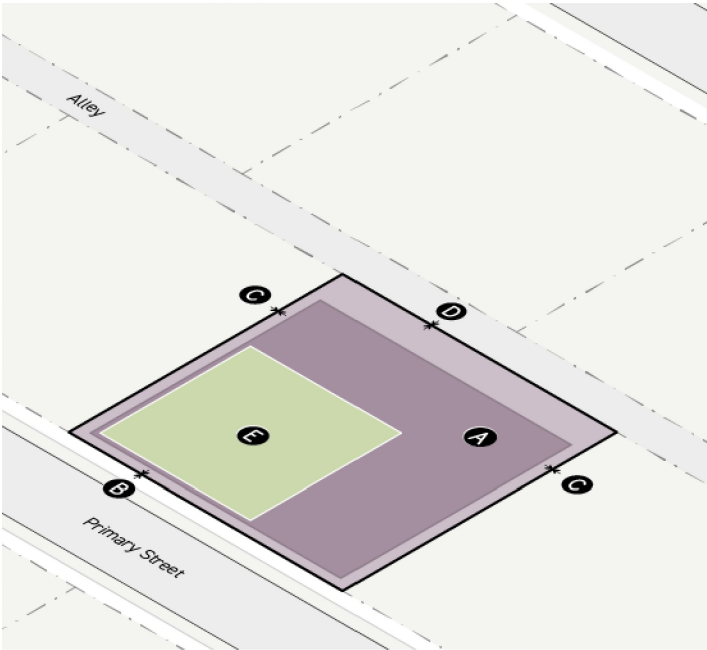
B. Bulk and Mass

		
1. FAR & HEIGHT		Div. 2C.4.
	Floor area ratio (FAR)	
	Base (max)	1.0
	Bonus (max)	1.5
A	Height in stories (max)	4
2. BUILDING MASS		Div. 2C.5.
C	Building width (max)	50'
	Building break (min)	6'
3. UPPER-STORY BULK		Div. 2C.6.
B	Wall plate height (max)	34'

Sec. 14. Section 2B.5.1. shall be added to Division 2B.5. of Part 2B. of Article 2. of Chapter 1A of the Los Angeles Municipal Code to show and read:

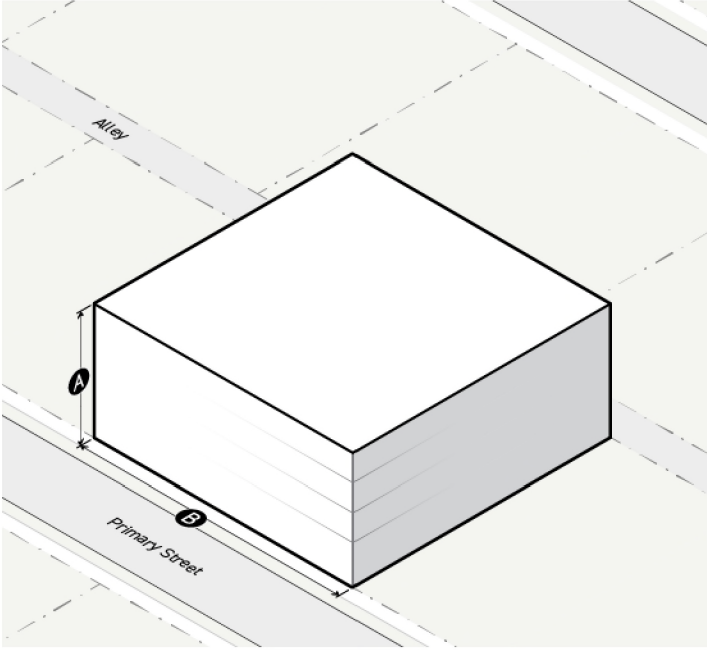
SEC. 2B.5.1. VERY LOW-RISE MEDIUM 1 (VM1)

A. Lot Parameters

		
1. LOT SIZE		Div. 2C.1.
	Lot area (min)	None
	Lot width (min)	20'
2. COVERAGE		Div. 2C.2.
A	Building coverage (max)	85%
	Building setbacks	
B	Primary street (min)	0'
	Side street (min)	0'
C	Side (min)	0'
	Rear (min)	0'
D	Alley (min)	0'
	Special: All (min)	15'
3. AMENITY		Div. 2C.3.
E	Lot amenity space (min)	30%

	Residential amenity space (min)	10%
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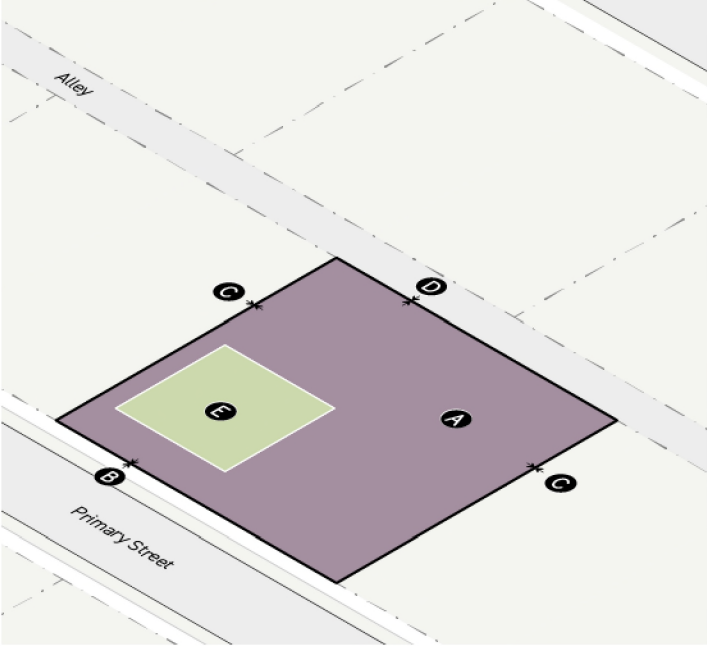
B. Bulk and Mass

 The diagram shows a 3D perspective of a rectangular building mass. Dimension 'A' is indicated by a vertical arrow on the left side of the building, representing its height. Dimension 'B' is indicated by a horizontal arrow along the front edge of the building, representing its width. The building is situated at the corner of a 'Primary Street' (running horizontally in the foreground) and an 'Alley' (running diagonally from the top-left towards the building). Dashed lines indicate the street boundaries and the building's footprint.		
1. FAR & HEIGHT		Div. 2C.4.
	Floor area ratio (FAR) (max)	1.5
A	Height in feet (max)	45'
2. BUILDING MASS		Div. 2C.5.
B	Building width (max)	210'
	Building break (min)	15'
3. UPPER-STORY BULK		Div. 2C.6.
	Not applicable	

Sec. 15. Section 2B.5.2. shall be added to Division 2B.5. of Part 2B. of Article 2. of Chapter 1A of the Los Angeles Municipal Code to show and read:

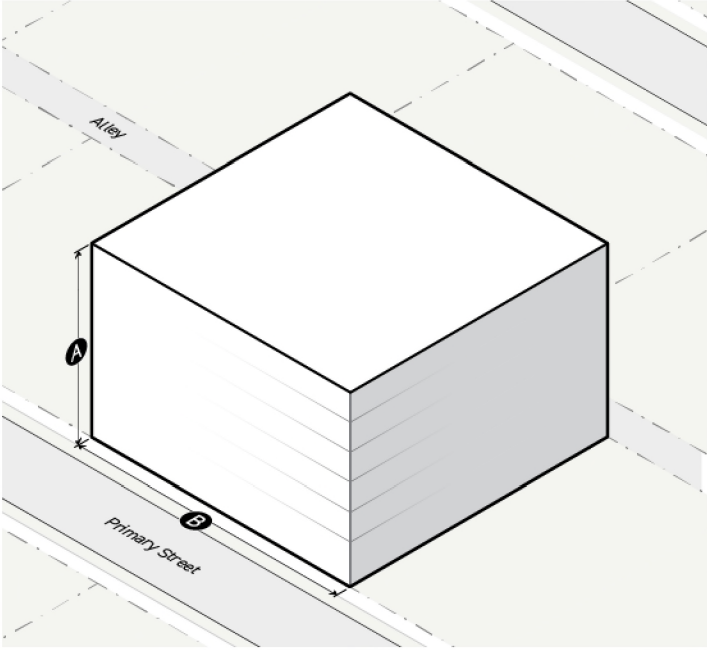
SEC. 2B.5.2. VERY LOW-RISE MEDIUM 2 (VM2)

A. Lot Parameters

		
1. LOT SIZE		Div. 2C.1.
	Lot area (min)	None
	Lot width (min)	20'
2. COVERAGE		Div. 2C.2.
A	Building coverage (max)	100%
	Building setbacks	
B	Primary street (min)	0'
	Side street (min)	0'
C	Side (min)	0'
	Rear (min)	0'
D	Alley (min)	0'
	Special: All (min)	0'
3. AMENITY		Div. 2C.3.
E	Lot amenity space (min)	15%

	Residential amenity space (min)	10%
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B. Bulk and Mass

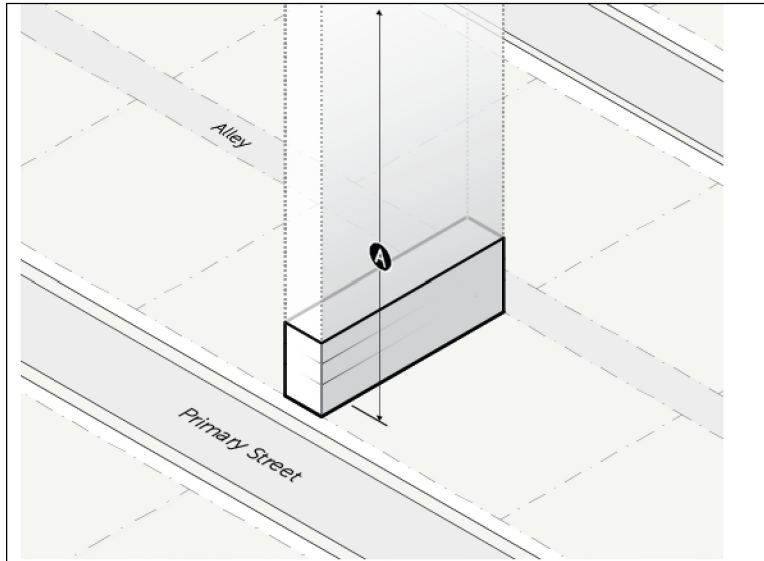
		
1. FAR & HEIGHT		Div. 2C.4.
	Floor area ratio (FAR) (max)	1.5
A	Height in feet (max)	65'
2. BUILDING MASS		Div. 2C.5.
B	Building width (max)	210'
	Building break (min)	15'
3. UPPER-STORY BULK		Div. 2C.6.
	Not applicable	

Sec. 16. The first paragraph of Division 2B.7 of Part 2B. of Article 2. of Chapter 1A of the Los Angeles Municipal Code shall be amended to read:

Pursuant to *Sec. 2A.1.4. (Form District Naming Convention)*, each Very Low-Rise Full Form District has a maximum *FAR* ranging from 0.6 to 1.5, and no maximum *building width*.

Sec. 17. Subsection B. of Section 2B.7.1. of Division 2B.7. of Part 2B. of Article 2. of Chapter 1A of the Los Angeles Municipal Code shall be amended to show and read:

B. Bulk and Mass



1. FAR & HEIGHT		Div. 2C.4.
	Floor area ratio (FAR) (max)	1.5
A	Height (max)	None
2. BUILDING MASS		Div. 2C.5.
	Not applicable	
3. UPPER-STORY BULK		Div. 2C.6.
	Not applicable	

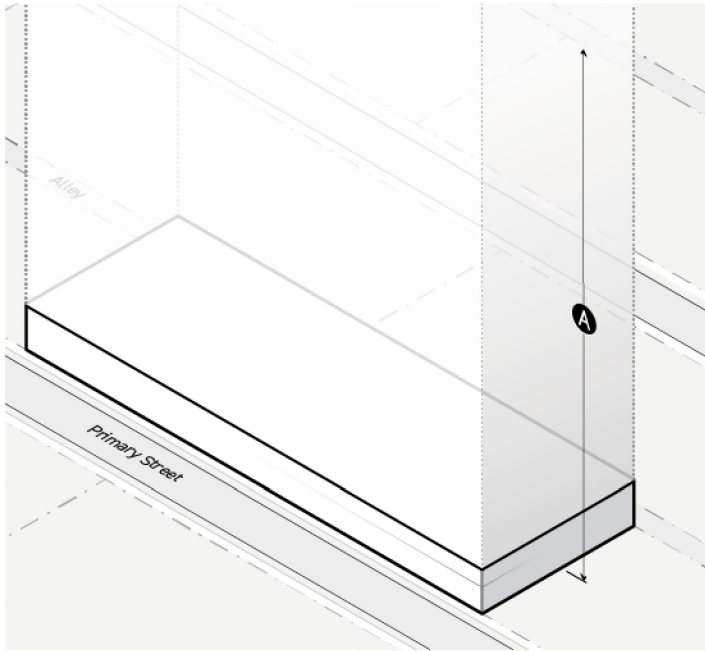
Sec. 18. Section 2B.7.2. shall be added to Division 2B.7. of Part 2B. of Article 2. of Chapter 1A of the Los Angeles Municipal Code to show and read:

SEC. 2B.7.2. VERY LOW-RISE FULL 2 (VF2)

A. Lot Parameters

		
1. LOT SIZE		Div. 2C.1.
	Lot area (min)	None
	Lot width (min)	20'
2. COVERAGE		Div. 2C.2.
A	Building coverage (max)	100%
	Building setbacks	
B	Primary street (min)	0'
	Side street (min)	0'
C	Side (min)	0'
	Rear (min)	0'
D	Alley (min)	0'
	Special: All (min)	0'
3. AMENITY		Div. 2C.3.
	Not applicable	

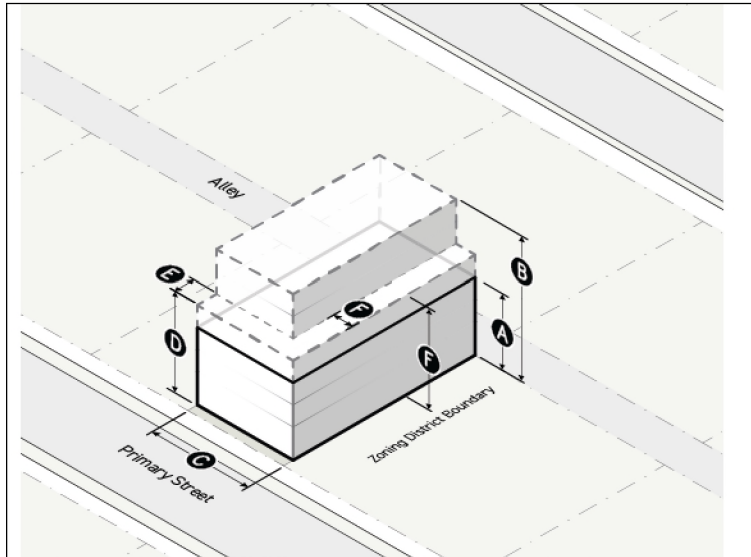
B. Bulk and Mass



1. FAR & HEIGHT		Div. 2C.4.
	Floor area ratio (FAR) (max)	1.5
A	Height (max)	None
2. BUILDING MASS		Div. 2C.5.
	Not applicable	
3. UPPER-STORY BULK		Div. 2C.6.
	Not applicable	

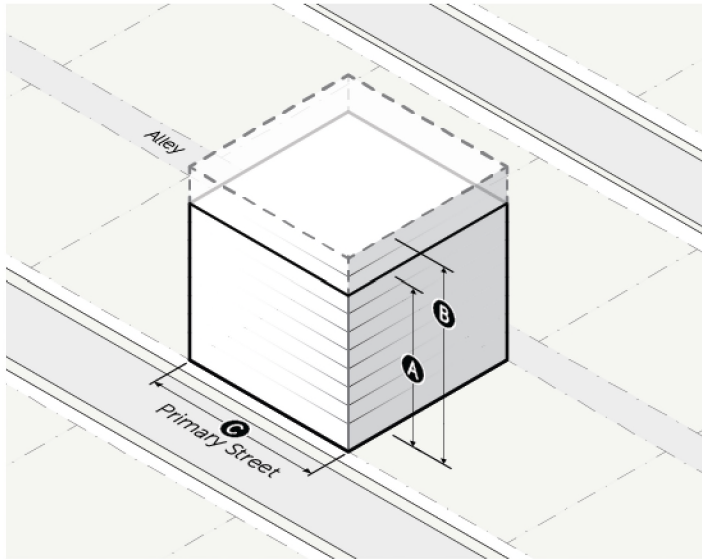
Sec. 19. Subsection B. of Section 2B.8.1. of Division 2B.8. of Part 2B. of Article 2. of Chapter 1A of the Los Angeles Municipal Code shall be amended to show and read:

B. Bulk and Mass

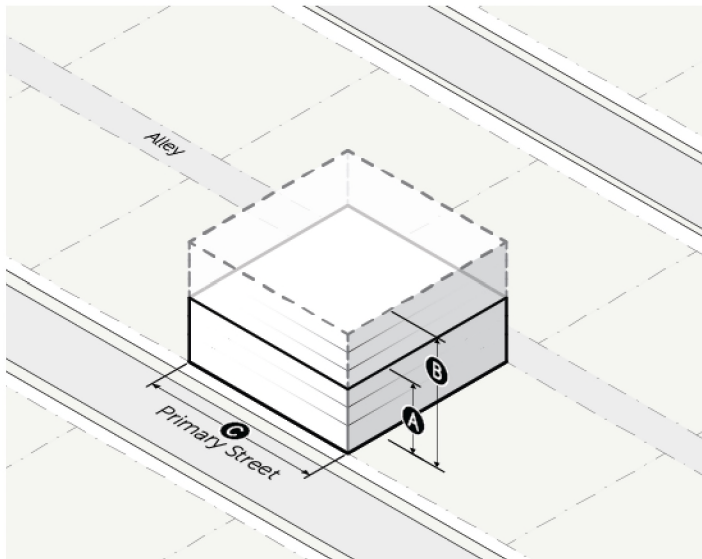


1. FAR & HEIGHT		Div. 2C.4.
	Floor area ratio (FAR)	
	Base (max)	1.5
	Bonus (max)	3.0
	Height in stories	
A	Base (max)	3
B	Bonus (max)	6
2. BUILDING MASS		Div. 2C.5.
C	Building width (max)	75'
	Building break (min)	6'
3. UPPER-STORY BULK		Div. 2C.6.
	Street step-back	
D	Stories without step-back (max)	4
E	Primary street step-back depth (min)	10'
	Side street step-back depth (min)	10'
F	Height transition	Required

Sec. 20. The graphic in Subsection B. of Section 2B.9.1. of Division 2B.9. of Part 2B. of Article 2. of Chapter 1A of the Los Angeles Municipal Code shall be replaced to show as follows:



Sec. 21. The graphic in Subsection B. of Section 2B.9.2. of Division 2B.9. of Part 2B. of Article 2. of Chapter 1A of the Los Angeles Municipal Code shall be replaced to show as follows:



Sec. 22. Section 2B.9.3. shall be added to Division 2B.9. of Part 2B. of Article 2. of Chapter 1A of the Los Angeles Municipal Code to show and read:

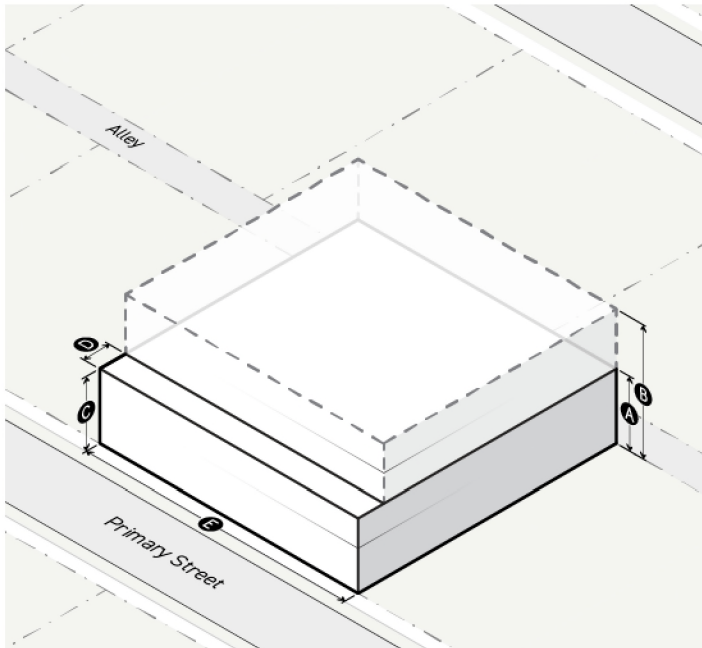
SEC. 2B.9.3. LOW-RISE MEDIUM 3 (LM3)

A. Lot Parameters

		
1. LOT SIZE		Div. 2C.1.
	Lot area (min)	None
	Lot width (min)	20'
2. COVERAGE		Div. 2C.2.
A	Building coverage (max)	100%
	Building setbacks	
B	Primary street (min)	0'
	Side street (min)	0'
C	Side (min)	0'
	Rear (min)	10'
D	Alley (min)	0'
	Special: All (min)	0'
3. AMENITY		Div. 2C.3.
E	Lot amenity space (min)	15%

	Residential amenity space (min)	10%
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B. Bulk and Mass



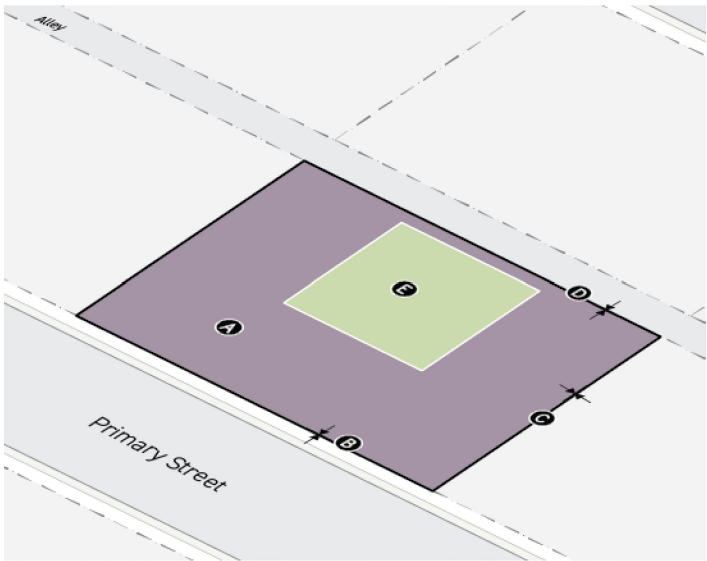
1. FAR & HEIGHT		Div. 2C.4.
	Floor area ratio (FAR)	
	Base (max)	1.5
	Bonus (max)	2.5
	Height in stories	
A	Base (max)	2
B	Bonus (max)	4
2. BUILDING MASS		Div. 2C.5.
E	Building width (max)	140'
	Building break (min)	15'
3. UPPER-STORY BULK		Div. 2C.6.
	Street step-back	
C	Stories without step-back (max)	2
D	Primary street step-back depth (min)	10'

	Side street step-back depth (min)	None
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Sec. 23. Section 2B.9.4. shall be added to Division 2B.9. of Part 2B. of Article 2. of Chapter 1A of the Los Angeles Municipal Code to show and read:

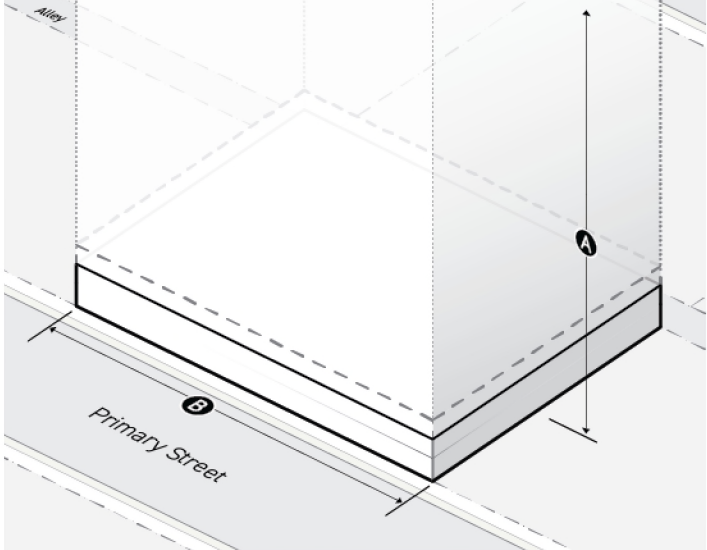
SEC. 2B.9.4. LOW-RISE MEDIUM 4 (LM4)

A. Lot Parameters

		
1. LOT SIZE		Div. 2C.1.
	Lot area (min)	None
	Lot width (min)	20'
2. COVERAGE		Div. 2C.2.
A	Building coverage (max)	100%
	Building setbacks	
B	Primary street (min)	0'
	Side street (min)	0'
C	Side (min)	0'
	Rear (min)	0'
D	Alley (min)	0'
	Special: All (min)	10'
3. AMENITY		Div. 2C.3.
E	Lot amenity space (min)	20%

	Residential amenity space (min)	10%
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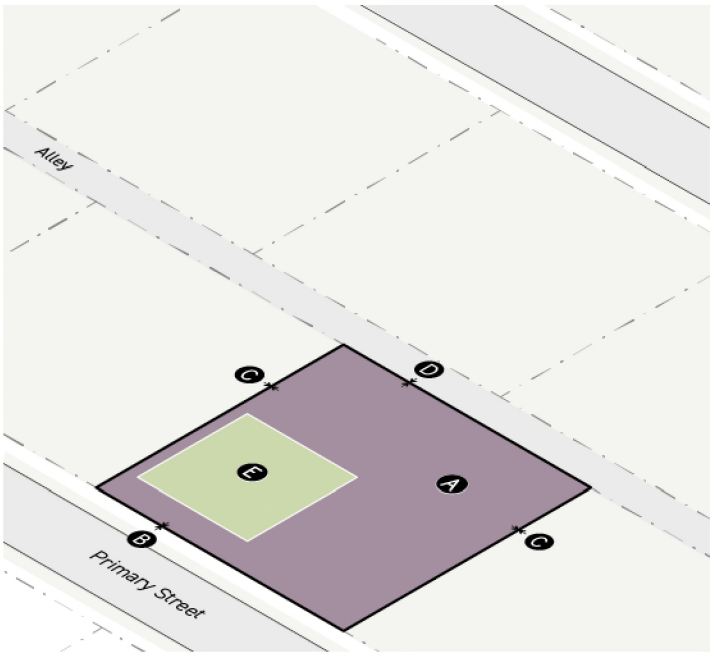
B. Bulk and Mass

		
1. FAR & HEIGHT		Div. 2C.4.
	Floor area ratio (FAR)	
	Base (max)	1.5
	Bonus (max)	3.0
A	Height (max)	None
2. BUILDING MASS		Div. 2C.5.
B	Building width (max)	210'
	Building break (min)	15'
3. UPPER-STORY BULK		Div. 2C.6.
	Height transition	Required

Sec. 24. Section 2B.9.5 shall be added to Division 2B.9. of Part 2B. of Article 2. of Chapter 1A of the Los Angeles Municipal Code to show and read:

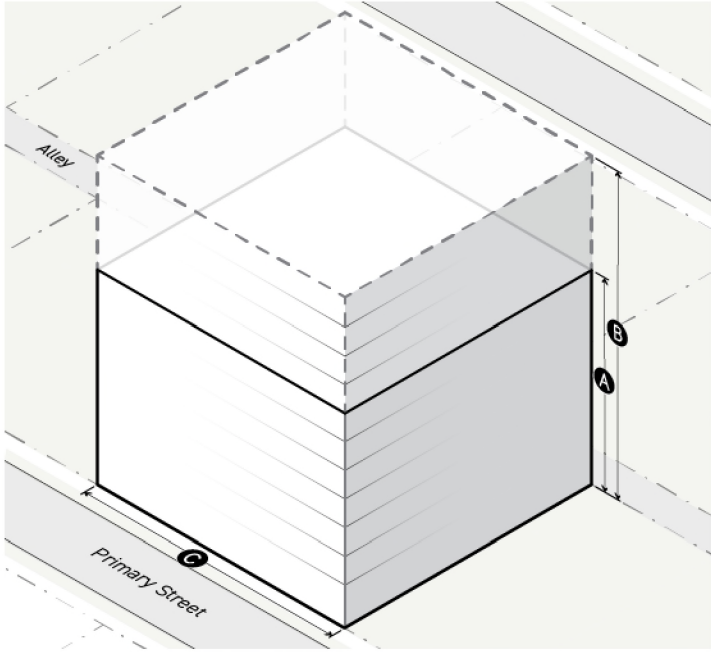
SEC. 2B.9.5. LOW-RISE MEDIUM 5 (LM5)

A. Lot Parameters

		
1. LOT SIZE		Div. 2C.1.
	Lot area (min)	None
	Lot width (min)	20'
2. COVERAGE		Div. 2C.2.
A	Building coverage (max)	100%
	Building setbacks	
B	Primary street (min)	0'
	Side street (min)	0'
C	Side (min)	0'
	Rear (min)	0'
D	Alley (min)	0'
	Special: All (min)	0'
3. AMENITY		Div. 2C.3.

E	Lot amenity space (min)	20%
	Residential amenity space (min)	10%

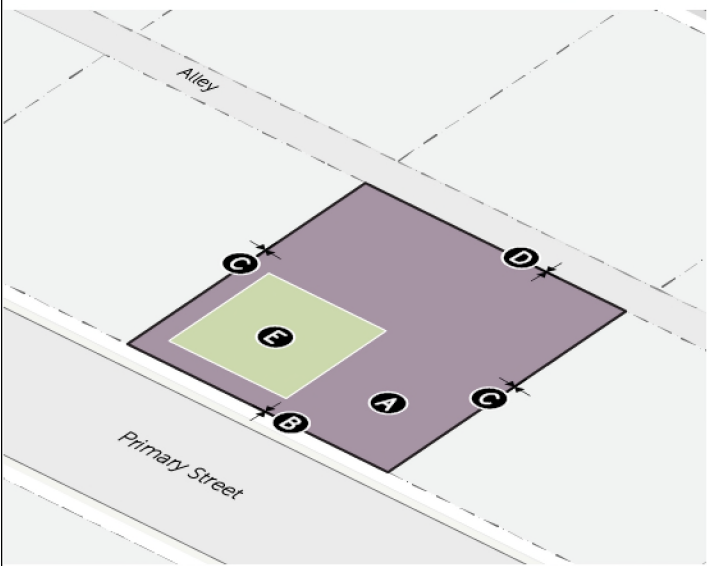
B. Bulk and Mass

		
1. FAR & HEIGHT		Div. 2C.4.
	Floor area ratio (FAR)	
	Base (max)	2.0
	Bonus (max)	4.0
	Height in stories	
A	Base (max)	7
B	Bonus (max)	11
2. BUILDING MASS		Div. 2C.5.
C	Building width (max)	210'
	Building break (min)	15'
3. UPPER-STORY BULK		Div. 2C.6.
	Height transition	Required

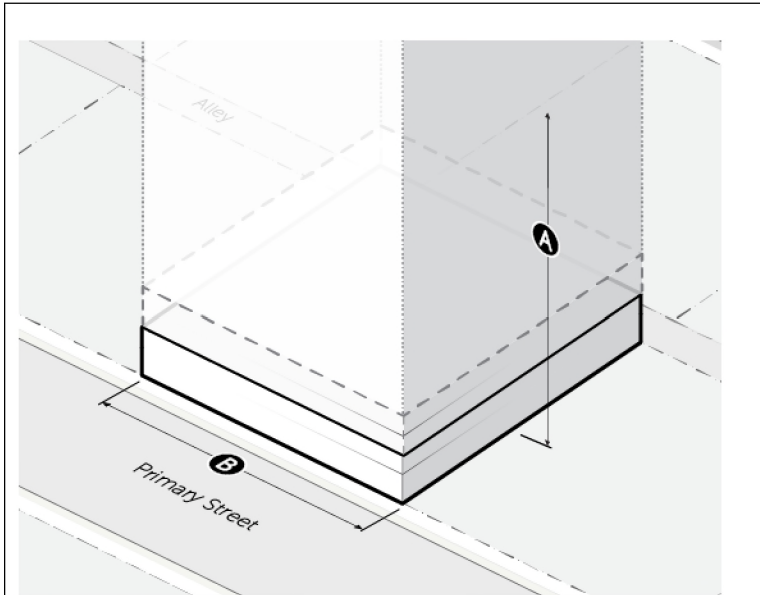
Sec. 25. Section 2B.9.6. shall be added to Division 2B.9. of Part 2B. of Article 2. of Chapter 1A of the Los Angeles Municipal Code to show and read:

SEC. 2B.9.6. LOW-RISE MEDIUM 6 (LM6)

A. Lot Parameters

		
1. LOT SIZE		Div. 2C.1.
	Lot area (min)	None
	Lot width (min)	20'
2. COVERAGE		Div. 2C.2.
A	Building coverage (max)	100%
	Building setbacks	
B	Primary street (min)	0'
	Side street (min)	0'
C	Side (min)	0'
	Rear (min)	0'
D	Alley (min)	0'
	Special: All (min)	10'
3. AMENITY		Div. 2C.3.
E	Lot amenity space (min)	20%
	Residential amenity space (min)	10%

B. Bulk and Mass



1. FAR & HEIGHT		Div. 2C.4.
	Floor area ratio (FAR)	
	Base (max)	1.5
	Bonus (max)	4.0
A	Height (max)	None
2. BUILDING MASS		Div. 2C.5.
B	Building width (max)	140'
	Building break (min)	15'
3. UPPER-STORY BULK		Div. 2C.6.
	Height transition	Required

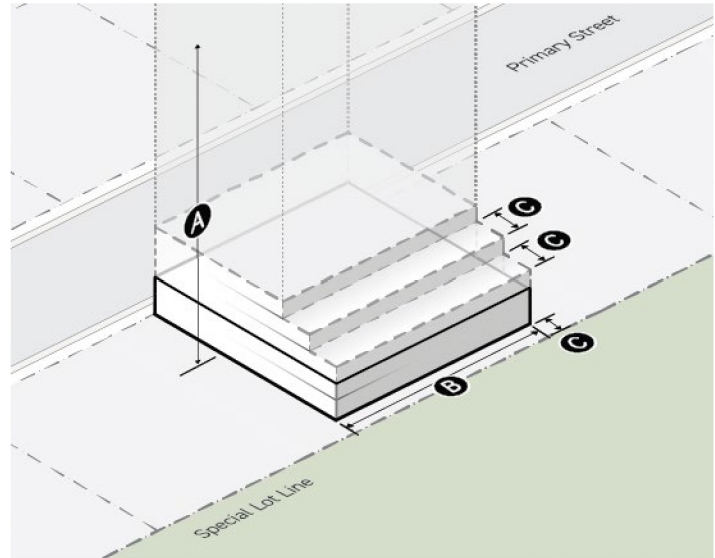
Sec. 26. Section 2B.9.7. shall be added to Division 2B.9. of Part 2B. of Article 2. of Chapter 1A of the Los Angeles Municipal Code to show and read:

SEC. 2B.9.7. LOW-RISE MEDIUM 7 (LM7)

A. Lot Parameters

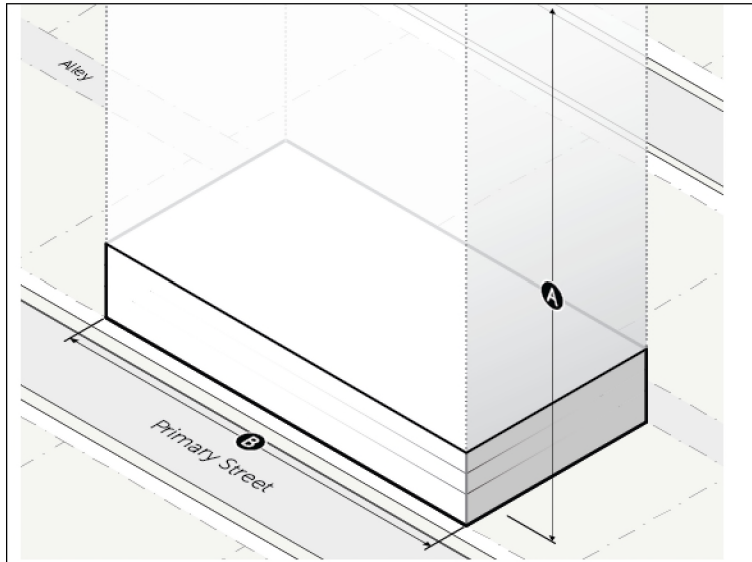
		
1. LOT SIZE		Div. 2C.1.
	Lot area (min)	None
	Lot width (min)	20'
2. COVERAGE		Div. 2C.2.
A	Building coverage (max)	100%
	Building setbacks	
B	Primary street (min)	0'
	Side street (min)	0'
C	Side (min)	0'
	Rear (min)	0'
	Alley (min)	0'
D	Special: All (min)	15'
3. AMENITY		Div. 2C.3.
E	Lot amenity space (min)	20%
	Residential amenity space (min)	10%

B. Bulk and Mass

		
1. FAR & HEIGHT		Div. 2C.4.
	Floor area ratio (FAR)	
	Base (max)	1.5
	Bonus (max)	4.0
A	Height (max)	None
2. BUILDING MASS		Div. 2C.5.
B	Building width (max)	140'
	Building break (min)	15'
3. UPPER-STORY BULK		Div. 2C.6.
C	Height transition	Required
	Applicable lot line:	Special

Sec. 27. Subsection B. of Section 2B.10.1. of Division 2B.10. of Part 2B. of Article 2. of Chapter 1A of the Los Angeles Municipal Code shall be amended to show and read:

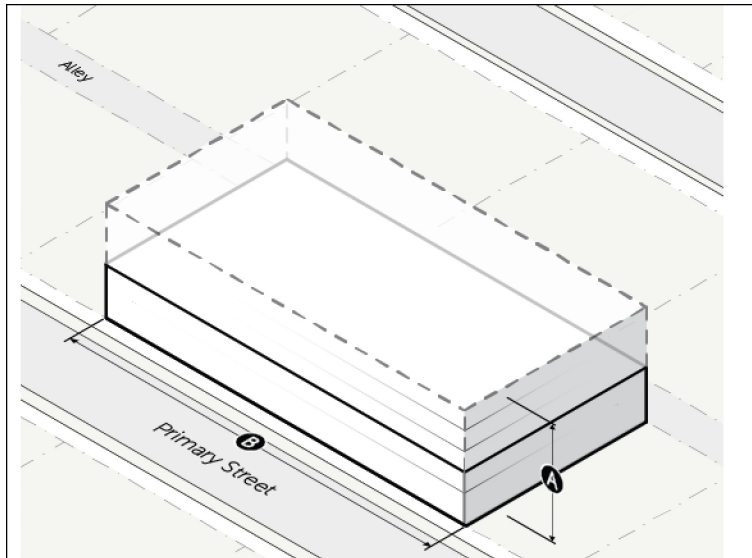
B. Bulk and Mass



1. FAR & HEIGHT		Div. 2C.4.
	Floor area ratio (FAR) (max)	3.0
A	Height (max)	None
2. BUILDING MASS		Div. 2C.5.
B	Building width (max)	350'
	Building break (min)	25'
3. UPPER-STORY BULK		Div. 2C.6.
	Not applicable	

Sec. 28. Subsection B. of Section 2B.10.2. of Division 2B.10. of Part 2B. of Article 2. of Chapter 1A of the Los Angeles Municipal Code shall be amended to show and read:

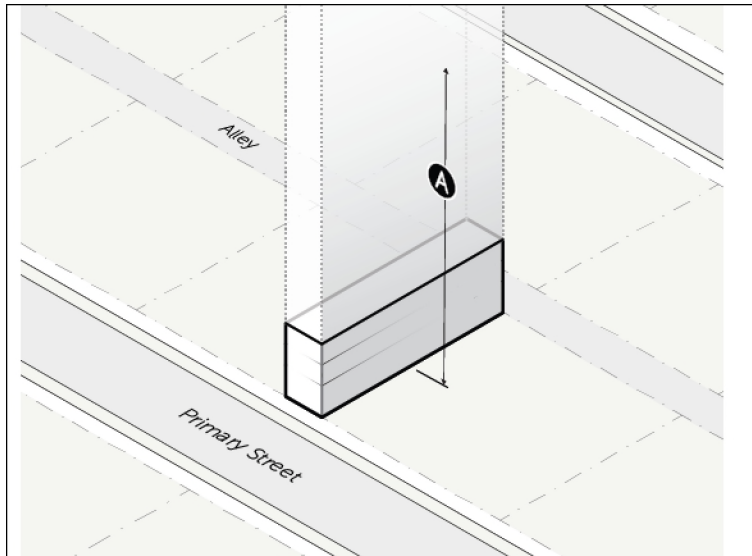
B. Bulk and Mass



1. FAR & HEIGHT		Div. 2C.4.
	Floor area ratio (FAR)	
	Base (max)	1.5
	Bonus (max)	3.0
A	Height in stories (max)	5
2. BUILDING MASS		Div. 2C.5.
B	Building width (max)	280'
	Building break (min)	25'
3. UPPER-STORY BULK		Div. 2C.6.
	Not applicable	

Sec. 29. Subsection B. of Section 2B.11.1. of Division 2B.11. of Part 2B. of Article 2. of Chapter 1A of the Los Angeles Municipal Code shall be amended to show and read:

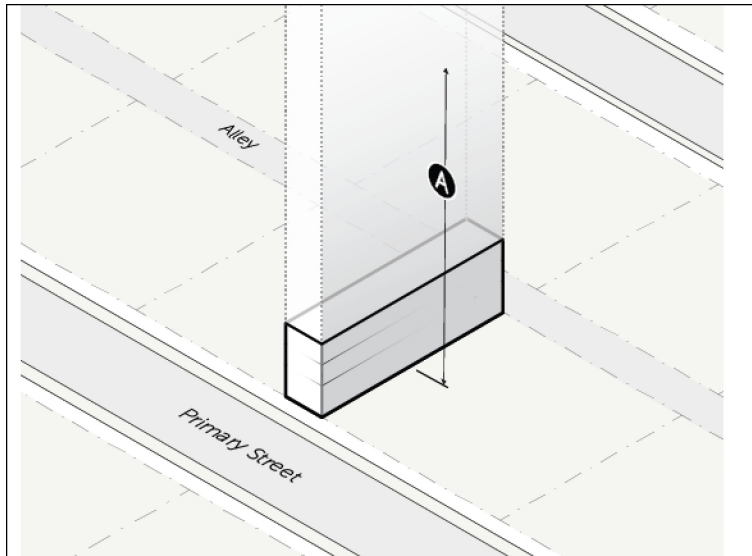
B. Bulk and Mass



1. FAR & HEIGHT		Div. 2C.4.
	Floor area ratio (FAR) (max)	3.0
A	Height (max)	None
	City Hall Height Restriction	Required
2. BUILDING MASS		Div. 2C.5.
	Not applicable	
3. UPPER-STORY BULK		Div. 2C.6.
	Not applicable	

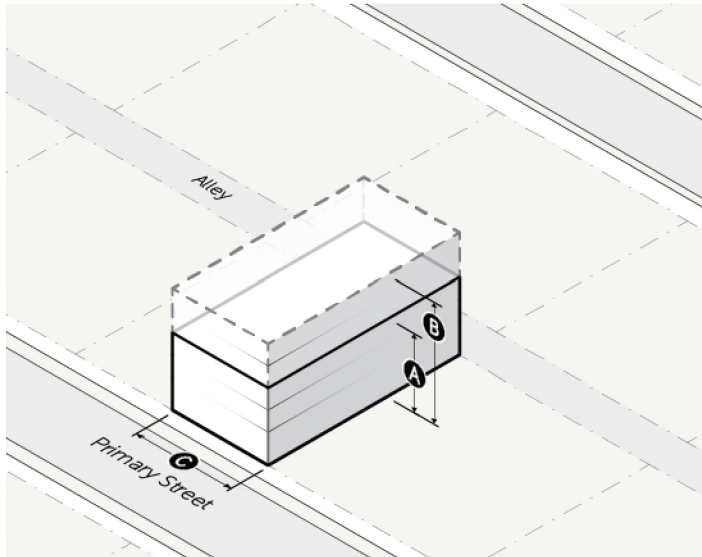
Sec. 30. Subsection B. of Section 2B.11.2. of Division 2B.11. of Part 2B. of Article 2. of Chapter 1A of the Los Angeles Municipal Code shall be amended to show and read:

B. Bulk and Mass

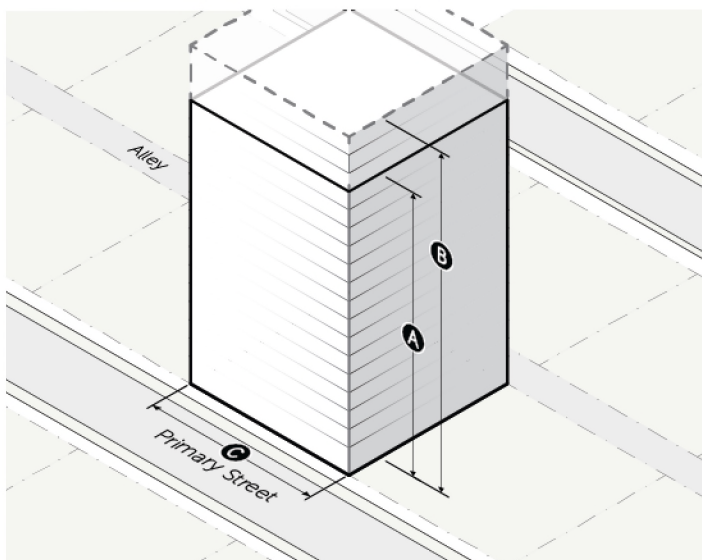


1. FAR & HEIGHT		Div. 2C.4.
	Floor area ratio (FAR) (max)	3.0
A	Height (max)	None
2. BUILDING MASS		Div. 2C.5.
	Not applicable	
3. UPPER-STORY BULK		Div. 2C.6.
	Not applicable	

Sec. 31. The graphic in Subsection B. of Section 2B.12.1. of Division 2B.12. of Part 2B. of Article 2. of Chapter 1A of the Los Angeles Municipal Code shall be replaced to show as follows:

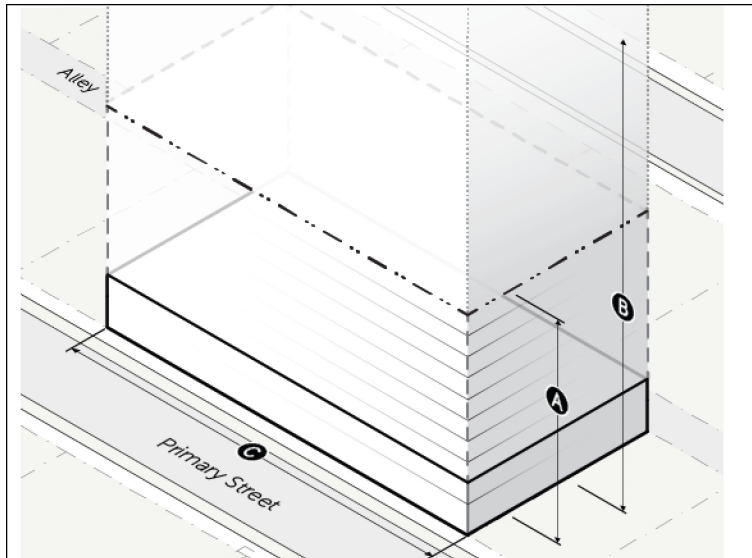


Sec. 32. The graphic in Subsection B. of Section 2B.13.1. of Division 2B.13. of Part 2B. of Article 2. of Chapter 1A of the Los Angeles Municipal Code shall be replaced to show as follows:



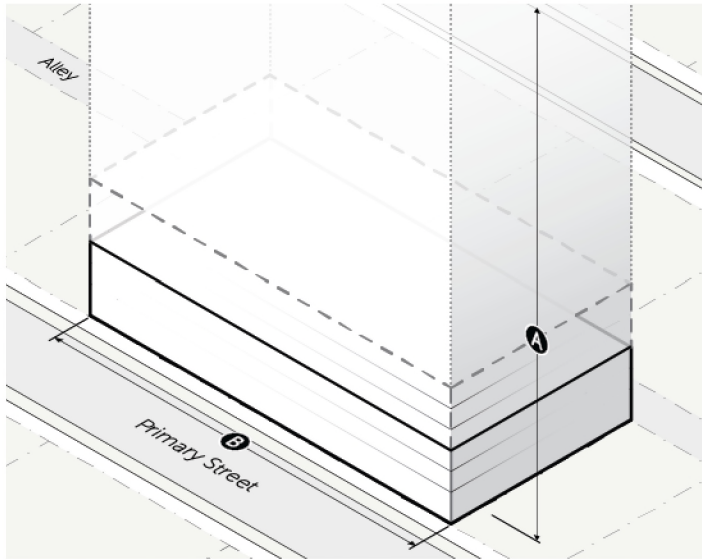
Sec. 33. Subsection B. of Section 2B.14.1. of Division 2B.14. of Part 2B. of Article 2. of Chapter 1A of the Los Angeles Municipal Code shall be amended to show and read:

B. Bulk and Mass

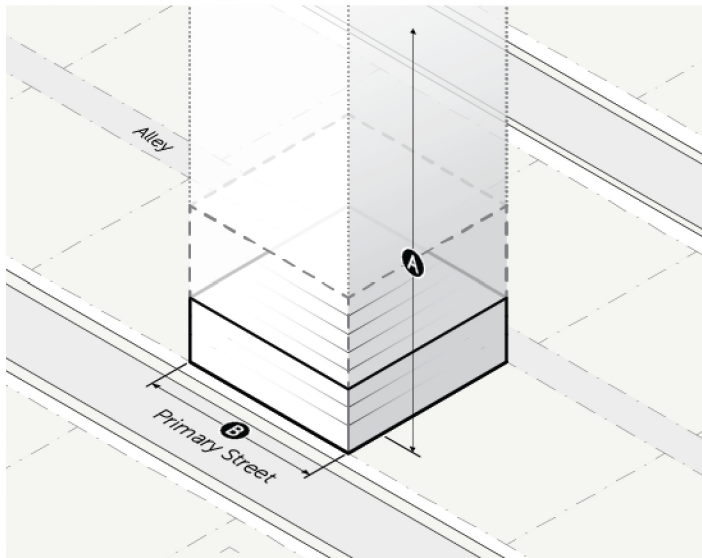


1. FAR & HEIGHT		Div. 2C.4.
	Floor area ratio (FAR)	
	Base (max)	1.5
	Bonus (max)	6.0
	Height in stories	
A	Minimum (Bonus)	10
B	Maximum	None
2. BUILDING MASS		Div. 2C.5.
C	Building width (max)	280'
	Building break (min)	25'
3. UPPER-STORY BULK		Div. 2C.6.
	Not applicable	

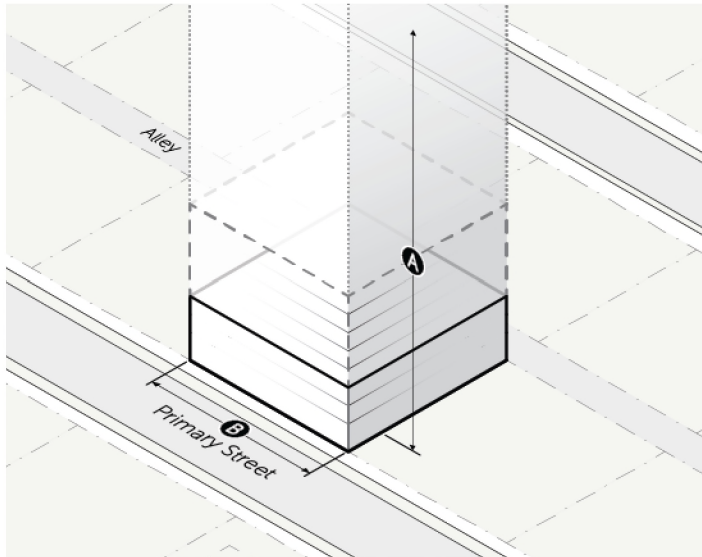
Sec. 34. The graphic in Subsection B. of Section 2B.14.2. of Division 2B.14. of Part 2B. of Article 2. of Chapter 1A of the Los Angeles Municipal Code shall be replaced to show as follows:



Sec. 35. The graphic in Subsection B. of Section 2B.16.1. of Division 2B.16. of Part 2B. of Article 2. of Chapter 1A of the Los Angeles Municipal Code shall be replaced to show as follows:

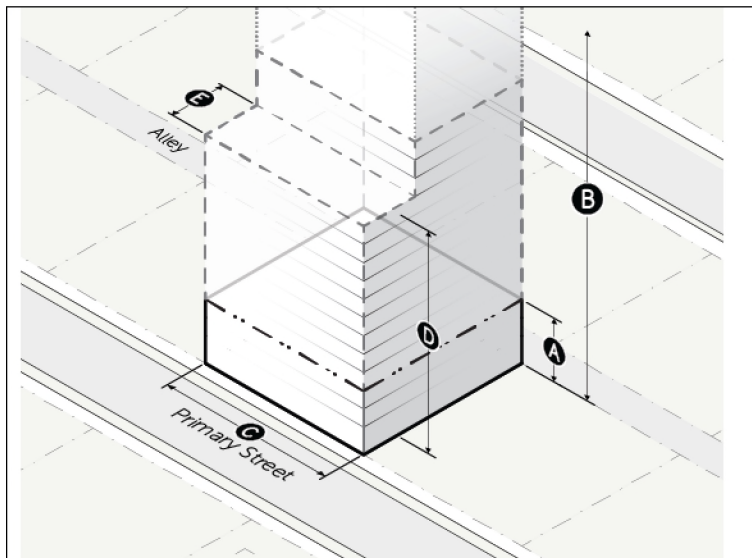


Sec. 36. The graphic in Subsection B. of Section 2B.16.2. of Division 2B.16. of Part 2B. of Article 2. of Chapter 1A of the Los Angeles Municipal Code shall be replaced to show as follows:



Sec. 37. Subsection B. of Section 2B.16.3. of Division 2B.16. of Part 2B. of Article 2. of Chapter 1A of the Los Angeles Municipal Code shall be amended to show and read:

B. Bulk and Mass

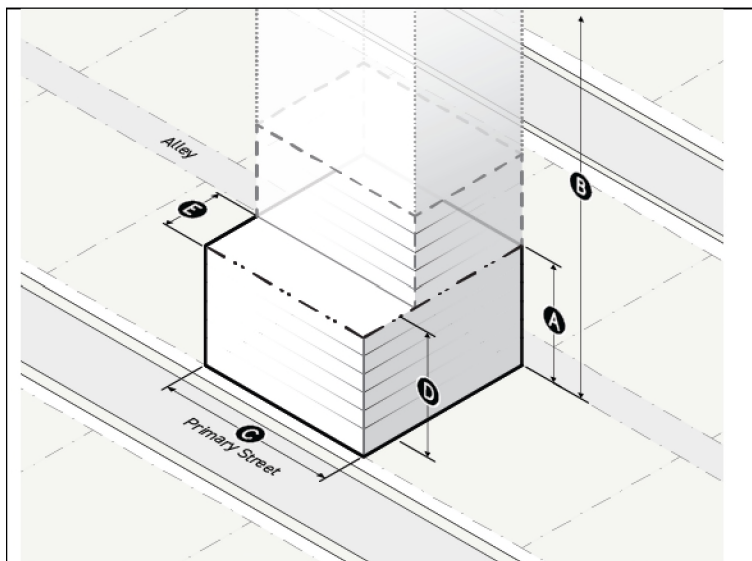


1. FAR & HEIGHT		Div. 2C.4.
	Floor area ratio (FAR)	
	Base (max)	3.0
	Bonus (max)	8.5
	Height in stories	

A	Minimum	3
B	Maximum	None
2. BUILDING MASS		Div. 2C.5.
C	Building width (max)	160'
	Building break (min)	15'
3. UPPER-STORY BULK		Div. 2C.6.
	Street step-back	
D	Stories without step-back (min/max)	2/12
E	Primary street step-back depth (min)	30'
	Side street step-back depth (min)	30'

Sec. 38. Subsection B. of Section 2B.16.4. of Division 2B.16. of Part 2B. of Article 2. of Chapter 1A of the Los Angeles Municipal Code shall be amended to show and read:

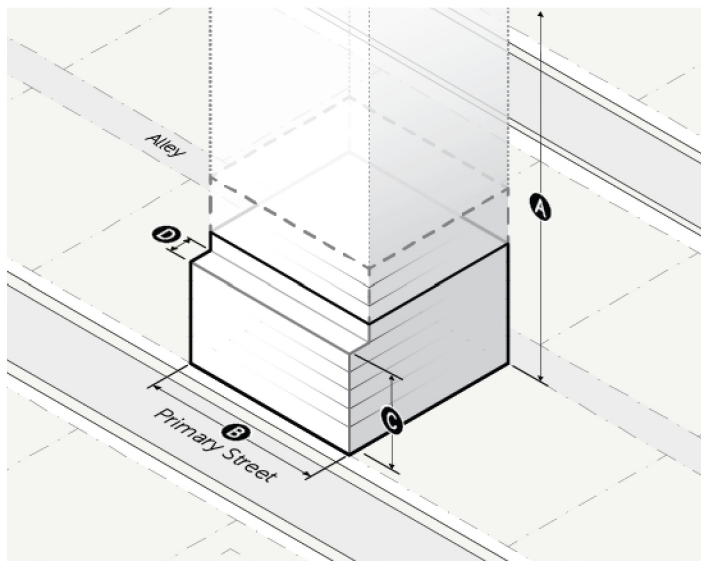
B. Bulk and Mass



1. FAR & HEIGHT		Div. 2C.4.
	Floor area ratio (FAR)	
	Base (max)	6.0
	Bonus (max)	8.5
	Height in stories	
A	Minimum	6
B	Maximum	None
2. BUILDING MASS		Div. 2C.5.
C	Building width (max)	160'
	Building break (min)	15'

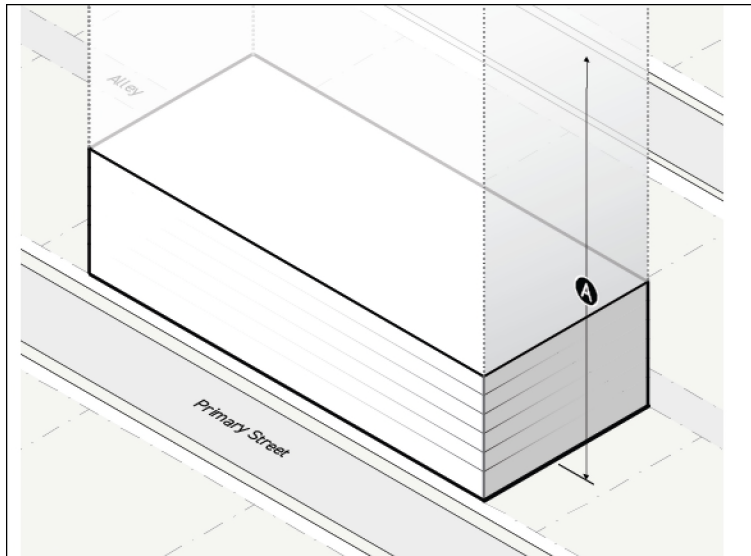
3. UPPER-STORY BULK		Div. 2C.6.
	Street step-back	
D	Stories without step-back (min/max)	2/12
E	Primary street step-back depth (min)	30'
	Side street step-back depth (min)	30'

Sec. 39. The graphic in Subsection B. of Section 2B.16.5. of Division 2B.16. of Part 2B. of Article 2. of Chapter 1A of the Los Angeles Municipal Code shall be replaced to show as follows:



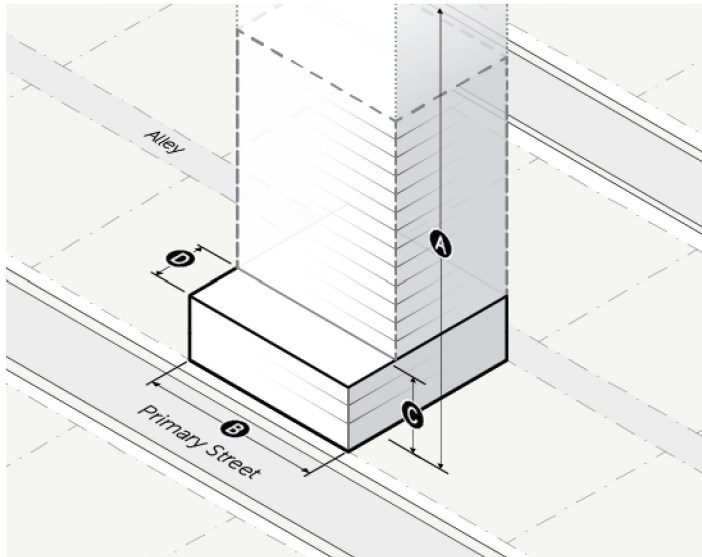
Sec. 40. Subsection B. of Section 2B.18.1. of Division 2B.18. of Part 2B. of Article 2. of Chapter 1A of the Los Angeles Municipal Code shall be amended to show and read:

B. Bulk and Mass



1. FAR & HEIGHT		Div. 2C.4.
	Floor area ratio (FAR) (max)	6.5
A	Height (max)	None
	City Hall Height Restriction	Required
2. BUILDING MASS		Div. 2C.5.
	Not applicable	
3. UPPER-STORY BULK		Div. 2C.6.
	Not applicable	

Sec. 41. The graphic in Subsection B. of Section 2B.19.1. of Division 2B.19. of Part 2B. of Article 2. of Chapter 1A of the Los Angeles Municipal Code shall be replaced to show as follows:



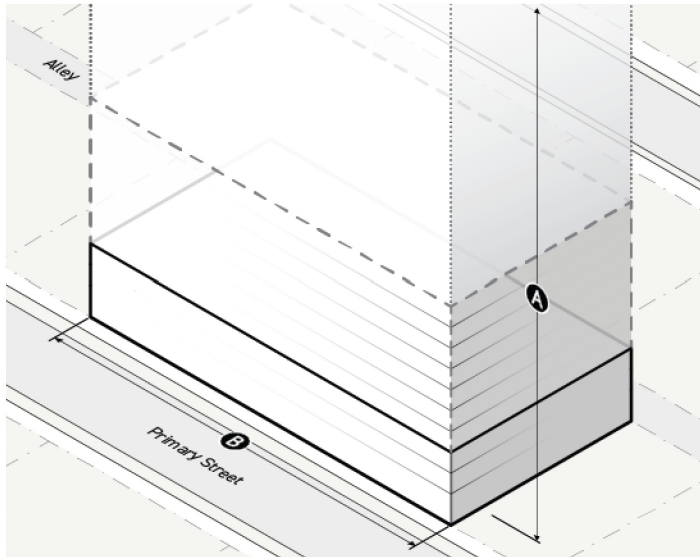
Sec. 42. Subsection B. of Section 2B.19.2. of Division 2B.19. of Part 2B. of Article 2. of Chapter 1A of the Los Angeles Municipal Code shall be amended to show and read:

B. Bulk and Mass

1. FAR & HEIGHT		Div. 2C.4.
	Floor area ratio (FAR)	
	Base (max)	6.0
	Bonus (max)	13.0

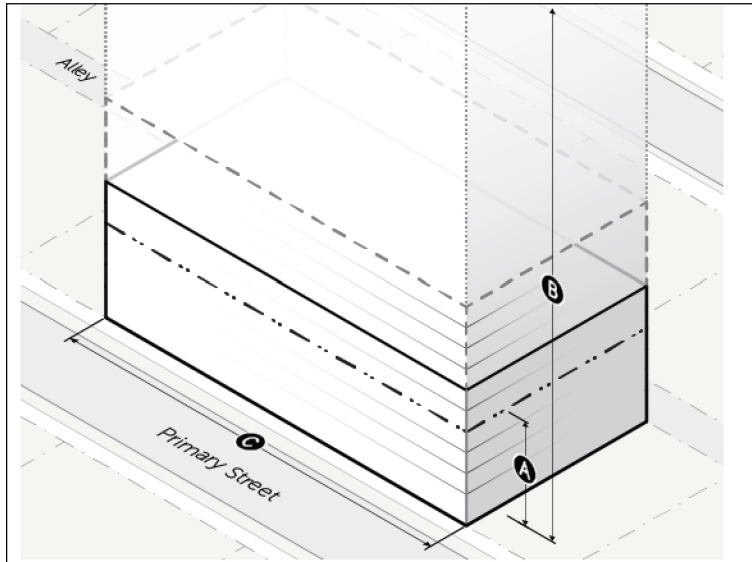
	Height in stories	
A	Minimum	10
B	Maximum	None
2. BUILDING MASS		Div. 2C.5.
C	Building width (max)	210'
	Building break (min)	15'
3. UPPER-STORY BULK		Div. 2C.6.
	Street step-back	
D	Stories without step-back (min/max)	2/12
E	Primary street step-back depth (min)	30'
	Side street step-back depth (min)	30'

Sec. 43. The graphic in Subsection B. of Section 2B.20.1. of Division 2B.20. of Part 2B. of Article 2. of Chapter 1A of the Los Angeles Municipal Code shall be replaced to show as follows:



Sec. 44. Subsection B. of Section 2B.20.2. of Division 2B.20. of Part 2B. of Article 2. of Chapter 1A of the Los Angeles Municipal Code shall be amended to show and read:

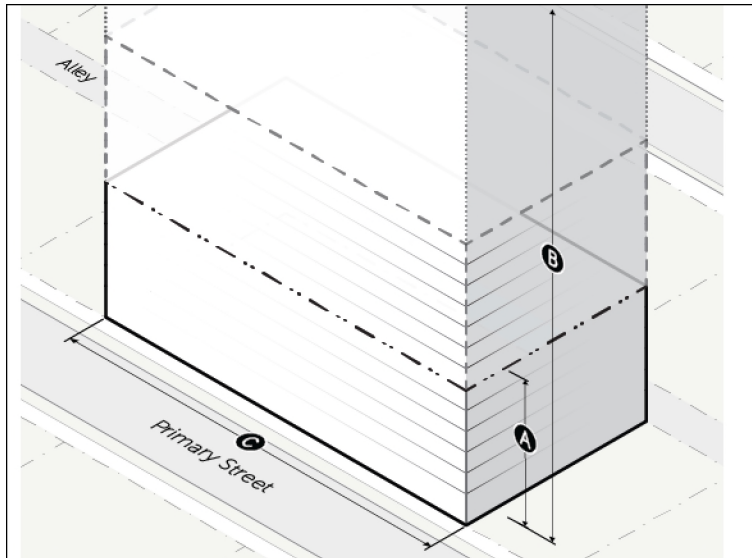
B. Bulk and Mass



1. FAR & HEIGHT		Div. 2C.4.
	Floor area ratio (FAR)	
	Base (max)	6.0
	Bonus (max)	10.0
	Height in stories	
A	Minimum	4
B	Maximum	None
2. BUILDING MASS		Div. 2C.5.
C	Building width (max)	350'
	Building break (min)	25'
3. UPPER-STORY BULK		Div. 2C.6.
	Not applicable	

Sec. 45. Subsection B. of Section 2B.20.3. of Division 2B.20. of Part 2B. of Article 2. of Chapter 1A of the Los Angeles Municipal Code shall be amended to show and read:

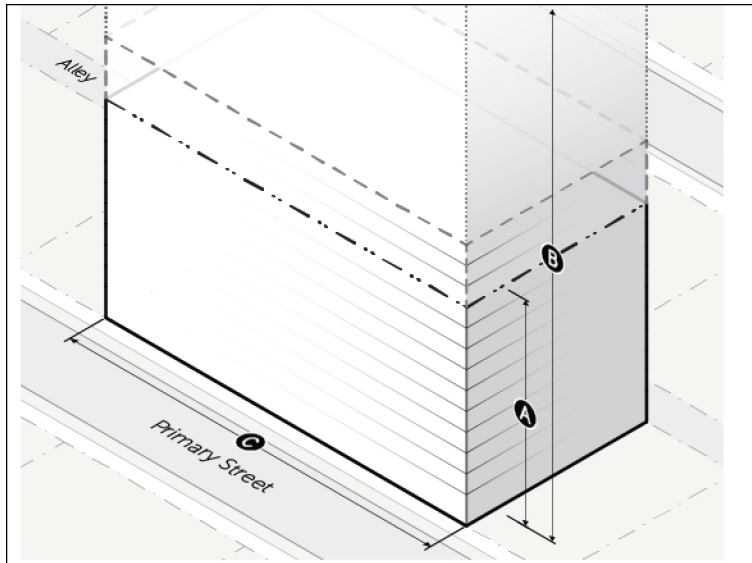
B. Bulk and Mass



1. FAR & HEIGHT		Div. 2C.4.
	Floor area ratio (FAR)	
	Base (max)	7.0
	Bonus (max)	13.0
	Height in stories	
A	Minimum	6
B	Maximum	None
2. BUILDING MASS		Div. 2C.5.
C	Building width (max)	350'
	Building break (min)	25'
3. UPPER-STORY BULK		Div. 2C.6.
	Not applicable	

Sec. 46. Subsection B. of Section 2B.20.4. of Division 2B.20. of Part 2B. of Article 2. of Chapter 1A of the Los Angeles Municipal Code shall be amended to show and read:

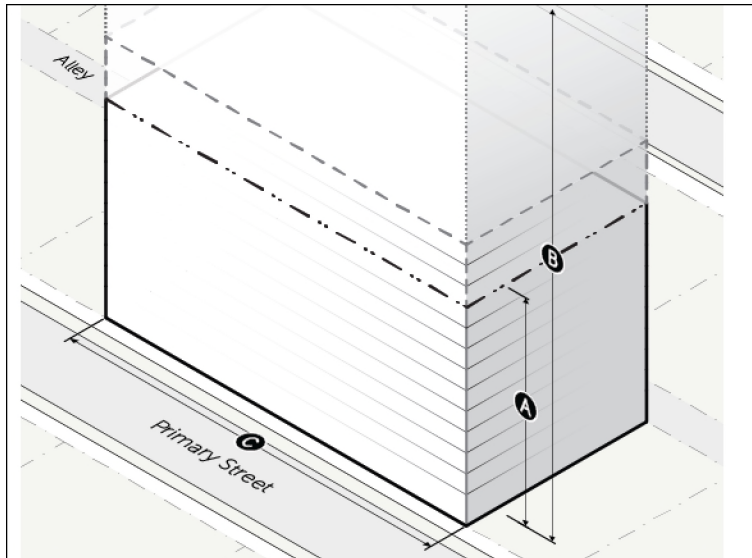
B. Bulk and Mass



1. FAR & HEIGHT		Div. 2C.4.
	Floor area ratio (FAR)	
	Base (max)	9.0
	Bonus (max)	13.0
	Height in stories	
A	Minimum	10
B	Maximum	None
	City Hall Height Restriction	Required
2. BUILDING MASS		Div. 2C.5.
C	Building width (max)	350'
	Building break (min)	25'
3. UPPER-STORY BULK		Div. 2C.6.
	Not applicable	

Sec. 47. Subsection B. of Section 2B.20.5. of Division 2B.20. of Part 2B. of Article 2. of Chapter 1A of the Los Angeles Municipal Code shall be amended to show and read:

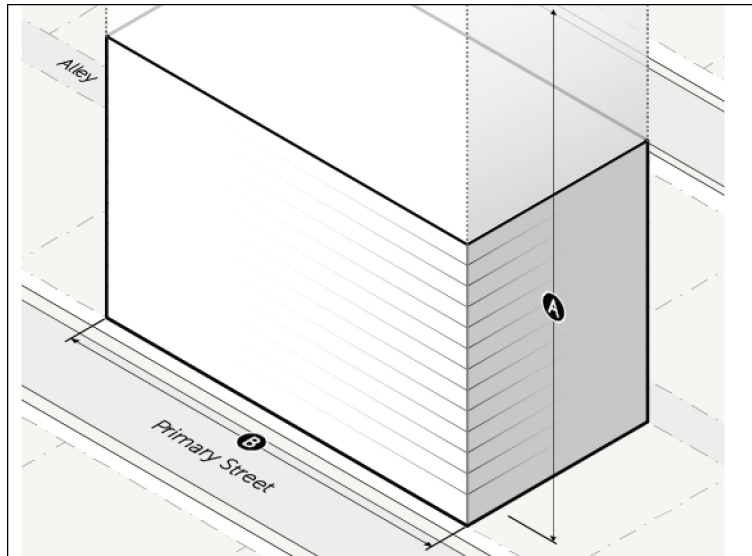
B. Bulk and Mass



1. FAR & HEIGHT		Div. 2C.4.
	Floor area ratio (FAR)	
	Base (max)	9.0
	Bonus (max)	13.0
	Height in stories	
A	Minimum	10
B	Maximum	None
2. BUILDING MASS		Div. 2C.5.
C	Building width (max)	350'
	Building break (min)	25'
3. UPPER-STORY BULK		Div. 2C.6.
	Not applicable	

Sec. 48. Subsection B. of Section 2B.20.6. of Division 2B.20. of Part 2B. of Article 2. of Chapter 1A of the Los Angeles Municipal Code shall be amended to show and read:

B. Bulk and Mass



1. FAR & HEIGHT		Div. 2C.4.
	Floor area ratio (FAR) (max)	13.0
A	Height (max)	None
2. BUILDING MASS		Div. 2C.5.
B	Building width (max)	350'
	Building break (min)	25'
3. UPPER-STORY BULK		Div. 2C.6.
	Not applicable	

Sec. 49. Paragraph 7. and Paragraph 8. of Subsection D of Section 2C.2.2. of Division 2C.2. of Part 2C. of Article 2. of Chapter 1A of the Los Angeles Municipal Code shall be renumbered in sequence to Paragraph 8. and Paragraph 9. and a new Paragraph 7. shall be added to read:

7. Where an interior setback is specified, the setback is applied only to a lot within a unified development and shall be measured from any abutting lot within the same unified development. Where a *lot* within a *unified development* shares a *lot line* with a property outside of the *unified development*, the standard setback requirement applies.

Sec. 50. Paragraph 4. of Subsection E. of Sec. 2C.2.2. of Div. 2C.2.2. of Chapter 1A of the Los Angeles Municipal Code shall be added to read as follows:

4. *Motor vehicle use areas* and charging equipment that facilitates the charging of electric vehicles in *electric vehicle parking stalls* and any required use

standards of the applied Use District (Part 5B.) for electric vehicle charging facilities and *carports* integrated with electric vehicle charging facilities are allowed to encroach into the required building setback but in no case shall encroach into the required Frontage and Transition Screen.

Sec. 51. Paragraph 11. shall be added to Subsection C. of Section 2C.3.1. of Division 2C.3. of Part 2C. of Article 2. of Chapter 1A of the Los Angeles Municipal Code to read:

11. Lot amenity may be provided across a *lot line* when it is provided or required as part of a *unified development*, but shall be subject to all relevant standards in Sec. 2C.3.3. (Amenity Space Types) and Sec. 2C.3.4. (Amenity Design Standards).

Sec. 52. Paragraph 6. shall be added to Subsection D. of Section 2C.3.1. of Division 2C.3. of Part 2C. of Article 2. of Chapter 1A of the Los Angeles Municipal Code to read:

6. In a *unified development*, the lot amenity requirement can be fulfilled for every individual lot by the above measurement, or the total area of all lots may be taken as the lot area to be multiplied by the lot amenity percentage requirement. Private Outdoor Amenity Space cannot be used to fulfill the lot amenity requirement when the cumulative lot area is used for the calculation.

Sec. 53. Subsection C. of Section 2C.4.1. of Division 2C.4. of Part 2C. of Article 2. of Chapter 1A of the Los Angeles Municipal Code shall be amended to read:

C. Standards

1. Floor Area Ratio (FAR)

A lot shall not exceed the maximum floor area ratio specified in the applied Form District (Part 2B.).

2. Base

When floor area ratio (FAR) is further specified by “Base”, in the applied Form District (Part 2B), a *lot* shall not exceed the maximum Base floor area ratio without meeting the requirements of Div. 9.3. (Community Benefits Program), or an applicable *Specific Plan*, *Supplemental District*, or *Special Zone*.

3. Bonus

When floor area ratio (FAR) is further specified by “Bonus”, in the applied Form District (Part 2B), a *lot* may exceed the maximum Base floor area ratio up to the maximum Bonus floor area ratio as allowed in Div. 9.3 (Community

Benefits Program), or an applicable *Specific Plan, Supplemental District, or Special Zone*.

4. Tier 1 Bonus

When floor area ratio (FAR) is further specified by “Tier 1 Bonus”, in the applied Form District (Part 2B), a *lot* may exceed the Base *floor area ratio* up to the maximum *tier 1 bonus floor area ratio* of the applied Form District (Part 2B.) as allowed in Div. 9.3. (Community Benefits Program), or an applicable *Specific Plan, Supplemental District, or Special Zone*.

5. Tier 2 Bonus

When floor area ratio (FAR) is further specified by “Tier 2 Bonus”, in the applied Form District (Part 2B), a *lot* may exceed the Base *floor area ratio* and tier 1 bonus floor area ratio up to the maximum *tier 2 bonus floor area ratio* as allowed in Div. 9.3. (Community Benefits Program), or an applicable *Specific Plan, Supplemental District, or Special Zone*.

Sec. 54. Subsection E. of Section 2C.4.1. of Division 2C.4. of Part 2C. of Article 2. of Chapter 1A of the Los Angeles Municipal Code shall be amended to read:

E. Exceptions

1. For existing nonconforming building exceptions, see Sec. 12.2.2. (Floor Area Ratio & Height Exceptions).
2. Projects participating in incentive programs intended to implement State law, including the State Density Bonus Program (Sec. 9.2.1.), the Affordable Housing Incentive Program (Sec. 9.2.2.), the Opportunity Corridors Housing Incentive Program (Sec. 9.2.2.), the Corridor Transitions Incentive Program (Sec. 9.2.3.), Transit Oriented Incentive Program (Sec. 9.2.4.), the Permanent Supportive Housing Incentive Program (Sec. 9.4.1.), or the Accessory Dwelling Unit Incentive Program (Div. 9.5.), may exceed the maximum *floor area ratio* or any applicable *bonus FAR* of the applied Form District (Part 2B.).

Sec. 55. Subsection C. of Section 2C.4.2. of Division 2C.4. of Part 2C. of Article 2. of Chapter 1A of the Los Angeles Municipal Code shall be amended to read:

C. Standards

Buildings and structures shall not exceed the maximum *height in feet* specified in the applied Form District (Part 2B.).

Sec. 56. Paragraph 3. shall be added to Subsection E. of Section 2C.4.2. of Division 2C.4. of Part 2C. of Article 2. of Chapter 1A of the Los Angeles Municipal Code

to read:

3. Projects participating in incentive programs intended to implement State law, including the State Density Bonus Program (Sec. 9.2.1.), the Affordable Housing Incentive Program (Sec. 9.2.2.), the Opportunity Corridors Housing Incentive Program (Sec. 9.2.3.), the Corridor Transitions Incentive Program (Sec. 9.2.4.), Transit Oriented Incentive Program (Sec. 9.2.5.), the Permanent Supportive Housing Incentive Program (Sec. 9.4.1.), or the Accessory Dwelling Unit Incentive Program (Div. 9.5.), may exceed the maximum *height in feet* of the applied Form District (Part 2B.).

Sec. 57. Subsection C. of Section 2C.4.3. of Division 2C.4. of Part 2C. of Article 2. of Chapter 1A of the Los Angeles Municipal Code shall be amended to read:

C. Standards

1. Maximum Height in Stories

- a. Buildings and structures shall not exceed the "Height in stories (max)" specified in the applied Form District (Part 2B.).
- b. When *height in stories* is further specified by "Maximum", buildings and structures shall not exceed the Maximum *height in stories*. When "None" is indicated, there is no limitation to building and structure height except if a minimum story height is required.

2. Minimum Height in Stories

- a. When *height in stories* is further specified by "Minimum", portions of a building and structure shall be built to the minimum height in stories specified, as follows:
 - i. Only those portions of the building fulfilling the *build-to width* standard in the applicable Frontage District (Part 3B.) are required to be built to the minimum height in stories.
 - ii. Each portion of building width used to meet the minimum build-to width standard specified by the applied Frontage District (Part 3B.) shall contain floor area for a depth no less than 15 feet on every story above the ground floor elevation up to the minimum height in stories specified by the applied Form District (Part 2B.).
- b. When *height in stories* is further specified by "Minimum (Bonus)" the following standards apply:

- i. The minimum height in stories applies only to projects utilizing *bonus FAR*.
- ii. The minimum height in stories requirement does not apply to predominantly non-residential projects. For the purposes of this rule, "predominantly non-residential" means a project with more than 50 percent of the total floor area allocated to non-residential uses (not including *uses* in the *eating & drinking, personal services*, and retail *use groups*).
- iii. Only those portions of the building fulfilling the *build-to width* standard in the applicable Frontage District (Part 3B.) are required to be built to the minimum height in stories.
- iv. Each portion of building width used to meet the minimum build-to width standard specified by the applied Frontage District (Part 3B.) shall contain floor area for a depth no less than 15 feet on every story above the ground floor elevation up to the minimum height in stories specified by the applied Form District (Part 2B.).

3. Base

When *height in stories* is further specified by "Base", buildings and structures shall not exceed the Base maximum *height in stories* without meeting the requirements of Div. 9.3. (Community Benefits Program), or an applicable Specific Plan, Supplemental District, or Special Zone.

4. Bonus

When *height in stories* is further specified by "Bonus", buildings and structures may exceed the Base maximum *height in stories* up to the *bonus height* of the applied Form District (Part 2B.) as allowed in Div. 9.3. (Community Benefits Program), or an applicable *Specific Plan, Supplemental District, or Special Zone*.

5. Tier 1 Bonus

When height in stories is further specified by "Tier 1 Bonus", buildings and structures may exceed the Base maximum *height in stories* up to the *tier 1 bonus height* of the applied Form District (Part 2B.) as allowed in Div. 9.3. (Community Benefits Program), or an applicable Specific Plan, Supplemental District, or Special Zone.

6. Tier 2 Bonus

When *height in stories* is further specified by “Tier 2 Bonus”, buildings and structures may exceed the Base maximum *height in stories* and maximum *tier 1 bonus height* up to the maximum *tier 2 bonus height* of the applied Form District (Part 2B) as allowed in Div. 9.3. (Community Benefits Program), or an applicable Specific Plan, Supplemental District, or Special Zone.

Sec. 58. Paragraph 3. shall be added to Subsection E. of Section 2C.4.3. of Division 2C.4. of Part 2C. of Article 2. of Chapter 1A of the Los Angeles Municipal Code to read:

3. Projects participating in incentive programs intended to implement State law, including the State Density Bonus Program (Sec. 9.2.1.), the Opportunity Corridors Housing Incentive Program (Sec. 9.2.2.), the Corridor Transitions Incentive Program (Sec 9.2.3.), Transit Oriented Incentive Program (Sec. 9.2.4.), the Permanent Supportive Housing Incentive Program (Sec. 9.4.1.), or the Accessory Dwelling Unit Incentive Program (Div. 9.5.), may exceed the maximum *height in stories* or any applicable *bonus height* of the applied Form District (Part 2B.).

Sec. 59. Subsection B. of Section 2C.4.4. of Division 2C.4. of Part 2C. of Article 2. of Chapter 1A of the Los Angeles Municipal Code shall be amended to read:

B. Applicability

City Hall height restriction standards apply to *new construction* or an *exterior modification* on a *lot* where the applied Form District (Part 2B.) specifies "Required" for *City Hall height restriction*.

Sec. 60. Section 2C.6.2. of Division 2C.6. of Part 2C. of Article 2. of Chapter 1A of the Los Angeles Municipal Code shall be amended to read:

SEC. 2C.6.2. HEIGHT TRANSITION

Height transition is defined as a reduction in the maximum height of a building for a limited depth where abutting districts have substantially lower height allowances.

A. Intent

The intent of this *Section (Height Transition)* is to prevent looming impacts and reduce the perceived bulk and mass of any *building* along a *zoning district* boundary where the maximum height standard changes significantly.

B. Applicability

1. *Height transition* standards apply to any *building* on a *lot* (“subject lot”) where the applied *Form District (Part 2B.)* specifies a *height transition* is “Required” and the subject lot abuts, is across an alley from, or adjoins another lot (collectively referred to in this Section as an, “adjoining lot”) meeting at least one of the following criteria:
 - a. The subject *lot abuts* a lot zoned with a different applied *Form District (Part 2B.)*, which specifies a maximum *height in feet* of less than or equal to 45 feet or a maximum *height in stories* of less than or equal to four *stories*.
 - b. The subject *lot* is located across an *alley* from a *lot* zoned with a different applied *Form District (Part 2B.)*, which specifies a maximum *height in feet* of less than or equal to 45 feet or a maximum *height in stories* of less than or equal to four *stories*.
 - c. The subject *lot* is a *through lot adjoining* a *lot* with a different applied *Form District (Part 2B.)*, which specifies a maximum *height in feet* of less than or equal to 45 feet or a maximum *height in stories* of less than or equal to four *stories*, located across a *collector street* or *local street*.
2. *Height transition* standards shall not apply when the applied *Form District (Part 2B.)* of the *adjoining lot* specifies a *bonus height* that exceeds 45 feet or four *stories*.
3. In addition to height transition standards applying to any *building* pursuant to Paragraph 1. and Paragraph 2., above, when *height transition* is “Required” in the applied *Form District (Part 2B.)* and is further specified to apply to an “Applicable Lot Line” that is “Special”, the *height transition* standards apply to and are taken from any *special lot line* on the subject *lot*, regardless of *adjoining zoning districts*.

C. Standards

1. All portions of a *building* or *structure* shall comply with *height transition* standards unless listed as an exception in Subsection E. (Exceptions) below.
2. No portion of a *building* or *structure* on the subject lot shall be located within a distance of 10 feet of the applicable *abutting lot line* of the *adjoining lot* or the *special lot line*. A *building* on a subject lot separated from the *adjoining lot* by an *alley* is not required to adhere to this standard.
3. If the *adjoining lot* is subject to a maximum height of less than or equal to 36 feet or three *stories*, no portion of a *building* on the subject lot shall exceed three *stories* within a distance of 30 feet and five *stories* within a distance of 50 feet of the applicable *lot line* of the *adjoining lot*.

4. If the *adjoining lot* is subject to a maximum height of less than or equal to 45 feet or four *stories*, no portion of a *building* shall exceed four *stories* within a distance of 30 feet and six *stories* within a distance of 50 feet of the *applicable lot line* of the *adjoining lot*.
5. Where a *height transition* is specified to apply to an “Applicable Lot Line” that is “Special”, no portion of a building or structure shall exceed three *stories* within a distance of 30 feet and five *stories* within a distance of 50 feet of the *applicable special lot line*.

D. Measurement

1. The *distance* from an *abutting lot line* shall be measured as the horizontal *distance* from any applicable *lot line* having a common boundary with the subject property, to the edge of any *at-grade* portion of a *building* to which a *height transition* limitation applies.
2. The *distance* from an *alley* adjacent *lot line* shall be measured as the horizontal *distance* from any applicable *lot line* located across an *alley* that separates the subject *lot* from a different applied zone, to the edge of any *at-grade* portion of a *building* to which a *height transition* limitation applies.
3. The *distance* from any *lot line* on a *through lot* that *adjoins* a *lot* with a different applied zone shall be measured as the horizontal *distance* from the applicable *lot line* *adjoining* a *lot* with a different applied zone, to the edge of any *at-grade* portion of a *building* to which a *height transition* limitation applies.
4. *Story* height is measured pursuant to Sec. 2C.4.3. (*Height in Stories*).

E. Exceptions

The following are allowed to encroach into the *height transition* subject to the maximum encroachment as listed below:

ALLOWED HORIZONTAL ENCROACHMENTS	
Architectural Details (Sec. 14.2.5.A.1.a.)	
Encroachment (max)	2'
Roof Projections (Sec. 14.2.5.A.1.b.)	
Encroachment (max)	2.5'

Unenclosed Structures: Ground Story (Sec. 14.2.5.A.1.c.)	
Encroachment (max)	5'
Unenclosed Structures: Above Ground Story (Sec. 14.2.5.A.1.d.)	
Encroachment (max)	5'
Enclosed Structures: Projecting (Sec. 14.2.5.A.1.e.)	
Encroachment (max)	2.5'
Mechanical/Electrical Equipment: Ground Mounted (Sec. 14.2.5.A.1.f.)	
Encroachment (max)	1.5'
Mechanical/Electrical Equipment: Wall Mounted (Sec. 14.2.5.A.1.g.)	
Encroachment (max)	1.5'

ALLOWED VERTICAL ENCROACHMENTS	
Mechanical/Electrical Equipment: Roof Mounted (Sec. 14.2.5.B.1.b.)	
Encroachment (max)	5'
Setback from roof edge (min)	3'
Architectural Elements (Sec. 14.2.5.B.1.c.)	
Encroachment (max)	5'
Setback from roof edge (min)	2'
Safety Barriers (Sec. 14.2.5.B.1.e.)	
Encroachment (max)	4'
Setback from roof edge (min)	0'
Unenclosed Structures (Sec. 14.2.5.B.1.f.)	
Encroachment (max)	8'
Setback from roof edge (min)	2'
Flatwork (Sec. 14.2.5.B.1.g.)	

Encroachment (max)	2.5'
Setback from roof edge (min)	1'
Vegetation (Sec. 14.2.5.B.1.h.)	
Encroachment (max)	unlimited
Setback from roof edge (min)	1'

F. Relief

1. A reduced *height transition* distance of 20 percent or less may be granted in accordance with *Sec. 13B.5.2. (Adjustments)*.
2. A reduced *height transition* in distance of more than 20 percent or an increase in the number of *stories* before *height transition* begins may be granted a *variance* in accordance with *Sec. 13B.5.3. (Variance)*.

Sec. 61. Section 2C.6.3. shall be added to Division 2C.6. of Part 2C. of Article 2. of Chapter 1A of the Los Angeles Municipal Code to read and show:

SEC. 2C.6.3. WALL PLATE HEIGHT

Wall plate height is defined as the vertical dimension of the wall of a building that supports the roof structure.

A. Intent

The intent of the standards of this *Section (Wall Plate Height)* is to help reduce the impact of taller building walls along the public realm and from abutting properties, in addition to maintaining the upper-story profile of a district.

B. Applicability

The *wall plate height* standards apply to any *building* on a *lot* where the applied *Form District (Part 2B.)* specifies a maximum *wall plate height* standard.

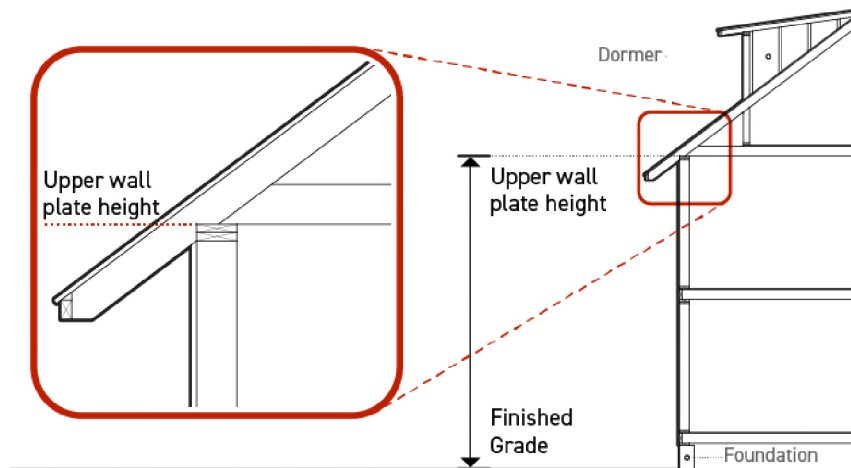
C. Standards

1. The height of any *exterior wall* of a *building* shall not exceed the maximum *wall plate height* specified by the applied *Form District (Part 2B.)*.
2. A *building* may continue in height up to the maximum *height in feet* specified by the applied *Form District (Part 2B.)* when set within a pitched roof having a pitch between a minimum of 3:12 (three inches of vertical rise for every 12

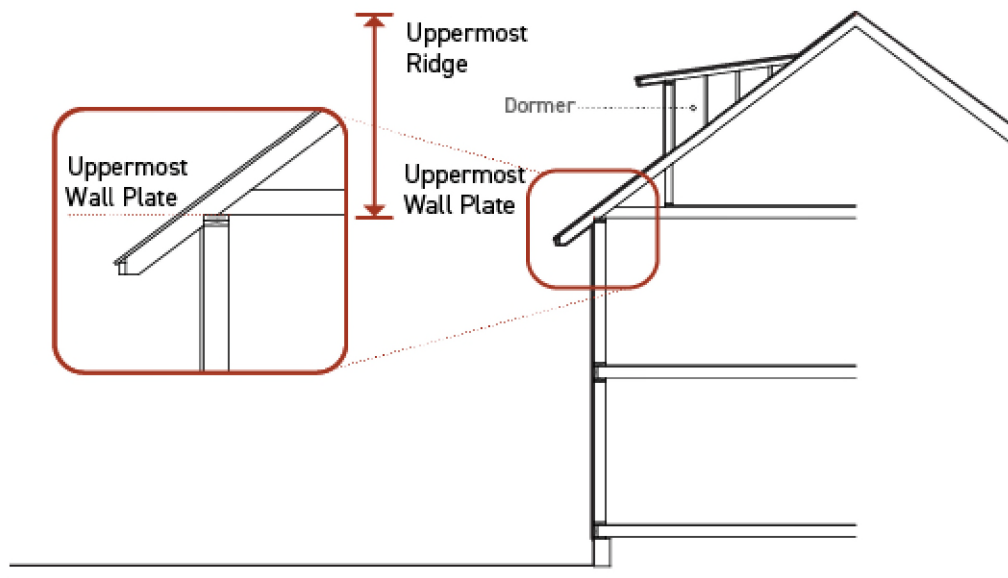
inches of horizontal span) and a maximum of 16:12 (16 inches of vertical rise for every 12 inches of horizontal span).

D. Measurement

1. *Wall plate height* is measured vertically along each *exterior wall* of a *building* from the *finished grade* to the top of the uppermost *wall plate* of the *building*. This measurement shall be taken from every *elevation* of the proposed *building*.



2. Roof pitch shall be measured from the top of the uppermost *wall plate* to the uppermost ridge along the same sloping roof plane, and is measured by calculating a roof's vertical rise in inches divided by a foot of its horizontal span and is represented as a ratio.



E. Exceptions

The following are allowed to encroach into the maximum wall plate height subject to the maximum encroachment and the minimum setbacks from the roof edge as listed below:

ALLOWED VERTICAL ENCROACHMENTS	
Mechanical/Electrical Equipment: Roof Mounted (Sec. 14.2.5.B.1.b.)	
Encroachment (max)	3'
Setback from roof edge (min)	3'
Architectural Elements (Sec. 14.2.5.B.1.c)	
Encroachment (max)	5'
Setback from roof edge (min)	3'
Safety Barriers (Sec. 14.2.5.B.1.e.)	
Encroachment (max)	6'
Setback from roof edge (min)	0'
Unenclosed Structures (Sec. 14.2.5.B.1.f.)	
Encroachment (max)	8'
Setback from roof edge (min)	5'
Flatwork (Sec. 14.2.5.B.1.g.)	
Encroachment (max)	2.5'
Setback from roof edge (min)	1'
Vegetation (Sec. 14.2.5.B.1.h.)	
Encroachment (max)	unlimited
Setback from roof edge (min)	1'

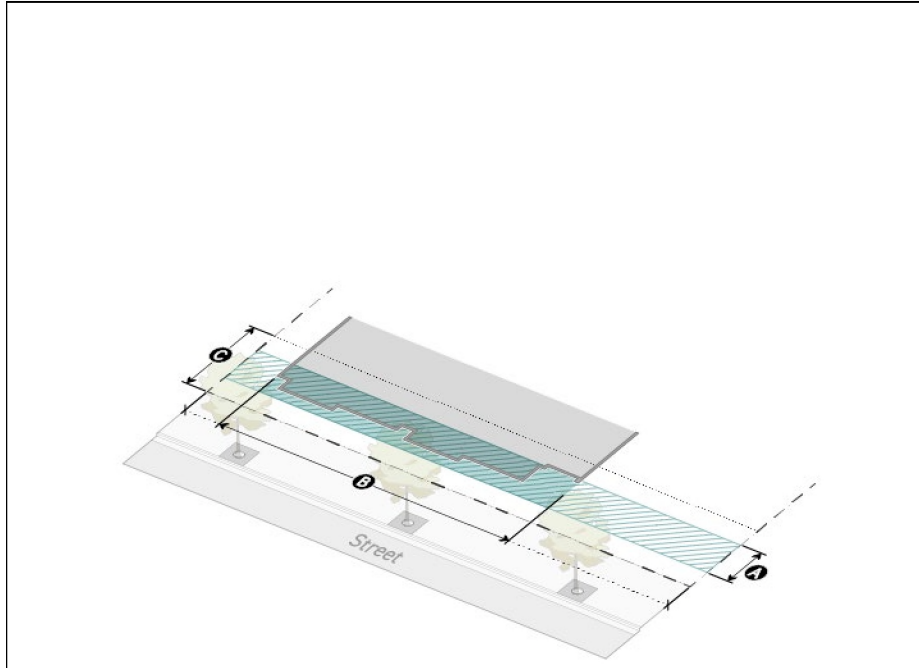
F. Relief

1. An increase in the maximum *wall plate height* of 20 percent or less may be granted in accordance with Sec. 13B.5.2. (*Adjustments*).
2. An increase in the maximum *wall plate height* of more than 20 percent may be granted as a *variance* in accordance with Sec. 13B.5.3. (*Variance*).

Sec. 62. Section 3B.2.3. shall be added to Division 3B.2. of Part 3B. of Article 3. of Chapter 1A of the Los Angeles Municipal Code to show and read:

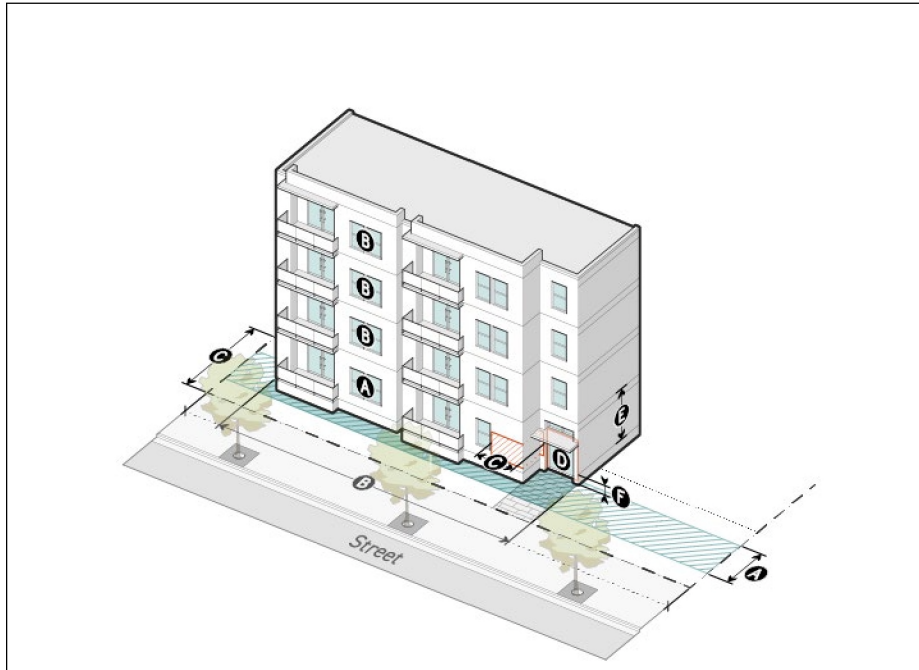
SEC. 3B.2.3. MULTI-UNIT 3 (MU3)

A. Lot



		Primary	Side
1. BUILD-TO		Div. 3C.1.	
	Applicable stories (min)	1	1
A	Build-to-depth (max)	10'	15'
B	Build-to-width (min)	60%	40%
	Pedestrian amenity allowance (max)	Not required	Not required
2. PARKING		Div. 3C.2.	
C	Parking setback (min)	20'	5'
3. LANDSCAPING		Div. 3C.3.	
	Frontage planting area (min)	30%	30%
	Frontage yard fence & wall type allowed:	A3	A3

B. Facade

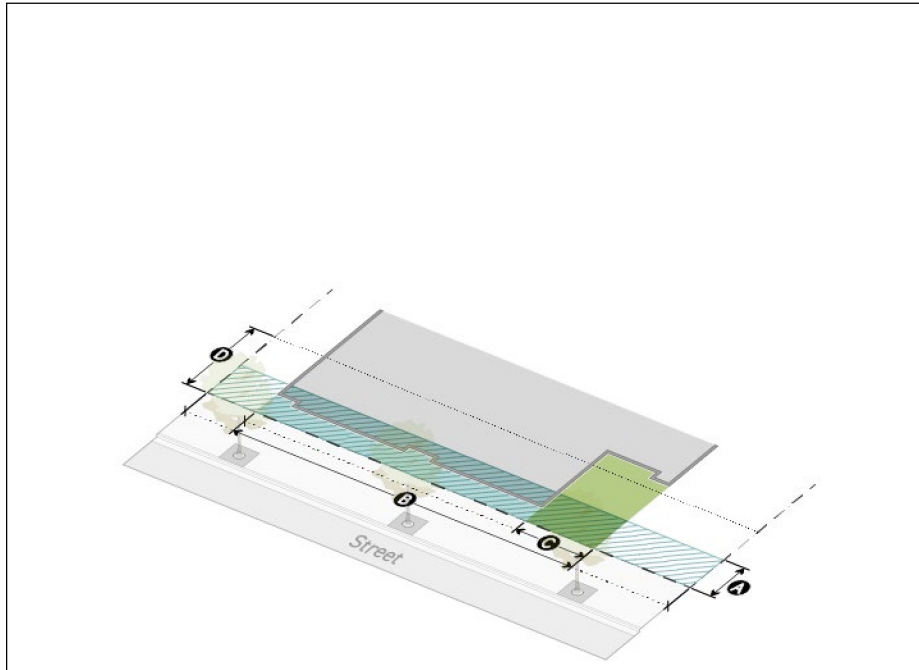


		Primary	Side
1. TRANSPARENCY		Div. 3C.4.	
	Transparent area		
A	Ground story (min)	12%	10%
B	Upper stories (min)	15%	12%
C	Active wall spacing (max)	20'	30'
2. ENTRANCES		Div. 3C.5.	
D	Street-facing entrance	Required	Not required
	Entrance spacing (max)	50'	100'
	Entry feature	Not required	Not required
3. GROUND STORY		Div. 3C.6.	
E	Ground story height (min)	10'	10'
F	Ground floor elevation (min/max)	-2'/5'	-2'/5'

Sec. 63. Section 3B.3.2. shall be added to Division 3B.3. of Part 3B. of Article 3. of Chapter 1A of the Los Angeles Municipal Code to show and read:

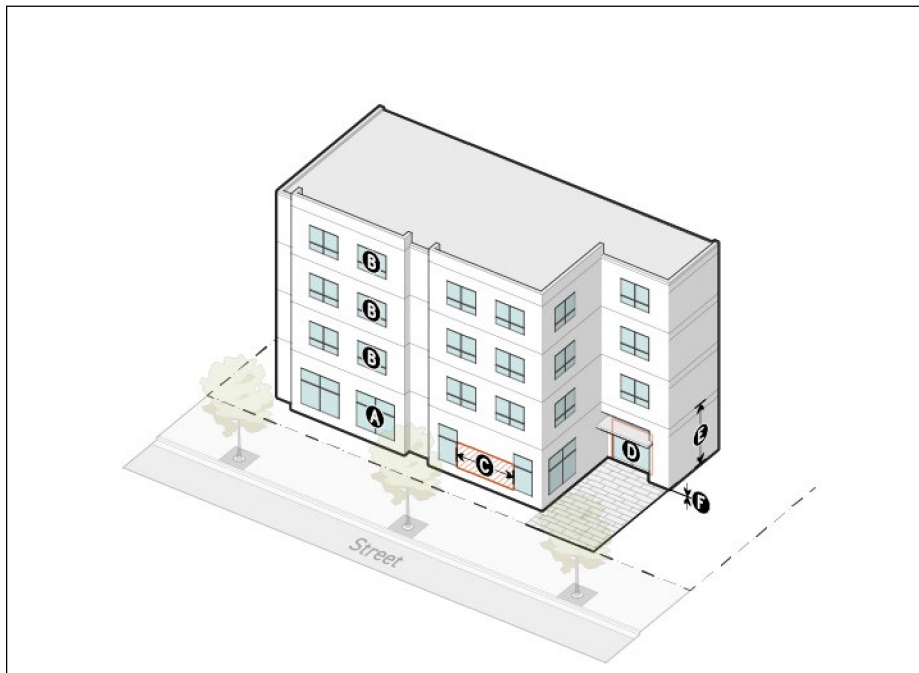
SEC. 3B.3.2. GENERAL 2 (G2)

A. Lot



		Primary	Side
1. BUILD-TO		Div. 3C.1.	
	Applicable stories (min)	1	1
A	Build-to depth (max)	10'	15'
B	Build-to width (min)	70%	40%
C	Pedestrian amenity allowance (max)	20%	5%
2. PARKING		Div. 3C.2.	
D	Parking setback (min)	20'	5'
3. LANDSCAPING		Div. 3C.3.	
	Frontage planting area (min)	30%	30%
	Frontage yard fence & wall type allowed:	A2	A2

B. Facade

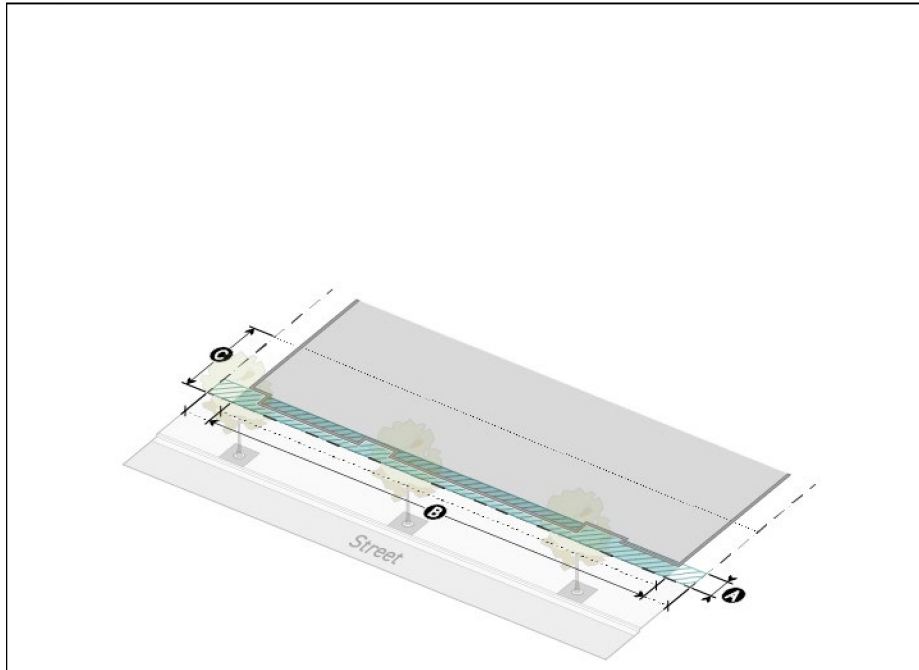


		Primary	Side
1. TRANSPARENCY		Div. 3C.4.	
	Transparent area		
A	Ground story (min)	40%	30%
B	Upper stories (min)	20%	20%
C	Active wall spacing (max)	20'	30'
2. ENTRANCES		Div. 3C.5.	
D	Street-facing entrance	Required	Not required
	Entrance spacing (max)	50'	100'
	Entry feature	Not required	Not required
3. GROUND STORY		Div. 3C.6.	
E	Ground story height (min)	10'	10'
F	Ground floor elevation (min/max)	-2'/5'	-2'/5'

Sec. 64. Section 3B.4.3. shall be added Division 3B.4. of Part 3B. of Article 3. of Chapter 1A of the Los Angeles Municipal Code to show and read:

SEC. 3B.4.3. SHOPFRONT 3 (SH3)

A. Lot



		Primary	Side
1. BUILD-TO		Div. 3C.1.	
	Applicable stories (min)	1	1
A	Build-to depth (max)	5'	10'
B	Build-to width (min)	90%	50%
	Pedestrian amenity allowance (max)	100%	100%
2. PARKING		Div. 3C.2.	
C	Parking setback (min)	20'	5'
3. LANDSCAPING		Div. 3C.3.	
	Frontage planting area (min)	30%	30%
	Frontage yard fence & wall type allowed:	A2	A2

B. Facade

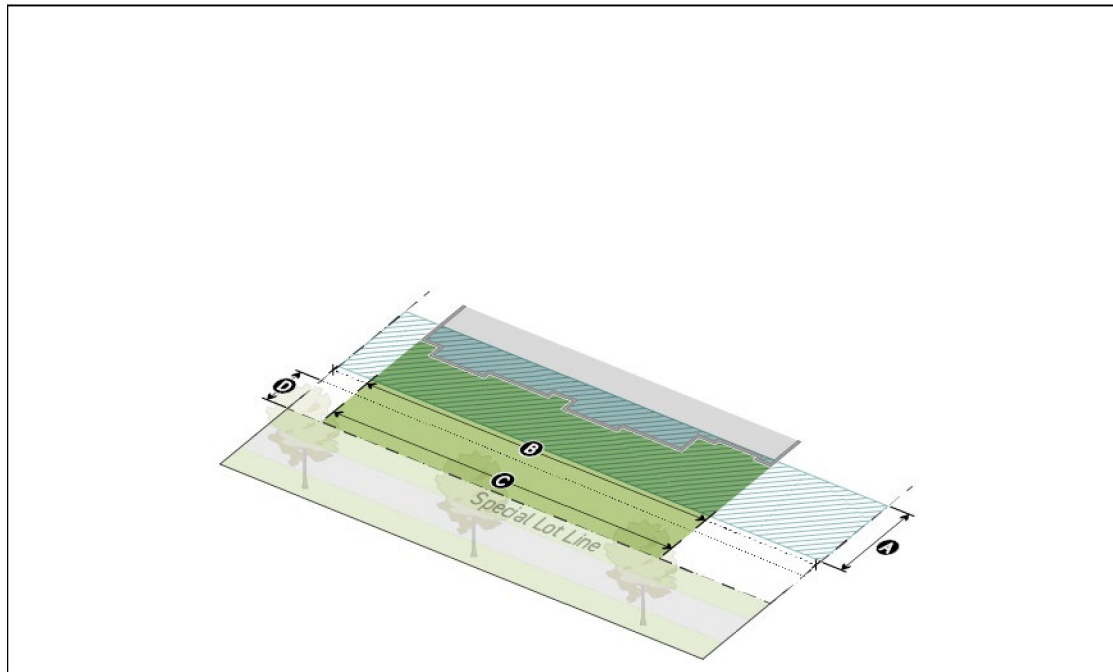


		Primary	Side
1. TRANSPARENCY		Div. 3C.4.	
	Transparent area (min)		
A	Ground story (min)	60%	40%
B	Upper stories (min)	20%	20%
C	Active wall spacing (max)	15'	30'
2. ENTRANCES		Div. 3C.5.	
D	Street-facing entrance	Required	Required
E	Entrance spacing (max)	50'	75'
	Entry feature	Not required	Not required
3. GROUND STORY		Div. 3C.6.	
F	Ground story height (min)	14'	14'
G	Ground floor elevation (min/max)	-2'1/2'	-2'1/2'

Sec. 65. Section 3B.8.3. shall be added Division 3B.8. of Part 3B. of Article 3. of Chapter 1A of the Los Angeles Municipal Code to show and read:

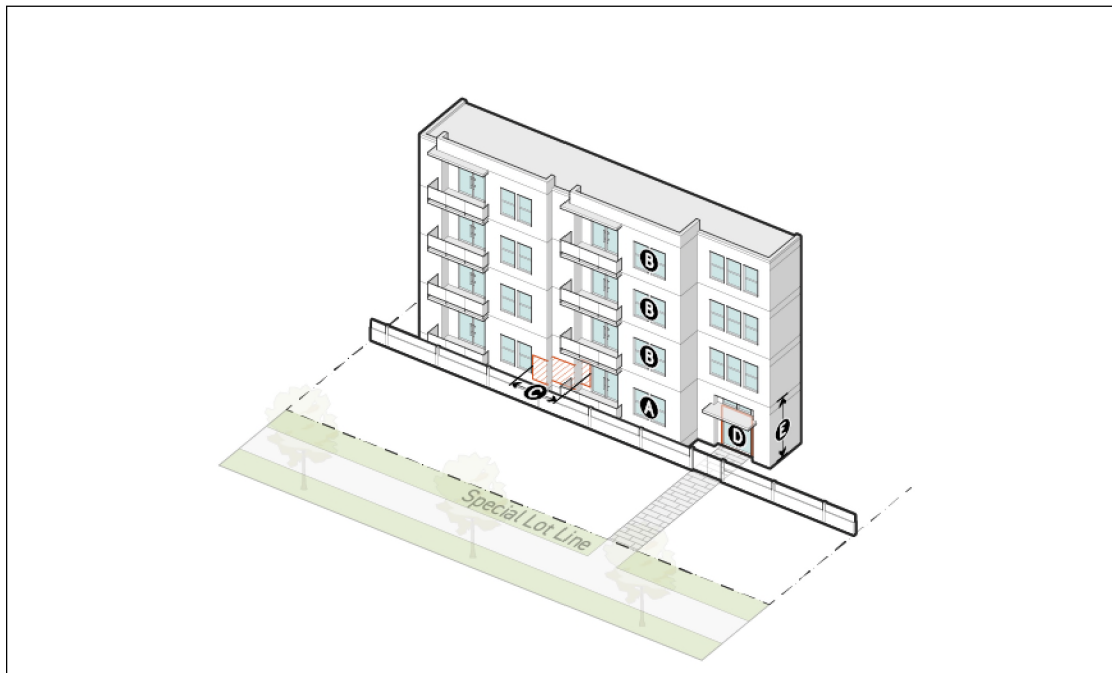
SEC. 3B.8.3. GREENWAY 1 (GW1)

A. Lot



		Special	Primary	Side
1. BUILD-TO		Div. 3C.1.		
	Applicable stories (min)	1	1	1
A	Build-to depth (max)	25'	25'	25'
B	Build-to width (min)	70%	70%	40%
C	Pedestrian amenity allowance (max)	100%	20%	5%
2. PARKING		Div. 3C.2.		
D	Parking setback (min)	10'	5'	5'
3. LANDSCAPING		Div. 3C.3.		
	Frontage planting area (min)	75%	30%	30%
	Frontage yard fence & wall type allowed:	A3	A3	A4

B. Facade



		Special	Primary	Side
1. TRANSPARENCY		Div. 3C.4.		
	Transparent area			
A	Ground story (min)	20%	20%	20%
B	Upper stories (min)	20%	20%	20%
C	Active wall spacing (max)	30'	20'	30'
2. ENTRANCES		Div. 3C.5.		
D	Street-facing entrance	Required	Required	Required
	Entrance spacing (max)	75'	75'	100'
	Entry feature	Not required	Not required	Not required
3. GROUND STORY		Div. 3C.6.		
E	Ground story height (min)	14'	14'	14'
	Ground floor elevation (min/max)	-2'/5'	-2'/5'	-2'/5'

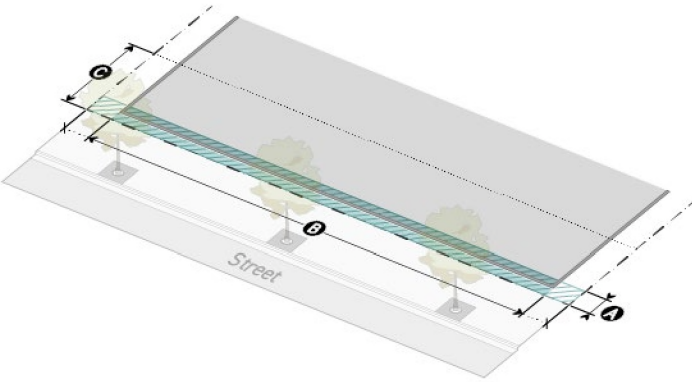
Sec. 66. Section 3B.9.4. shall be added to Division 3B.9. of Part 3B. of Article 3. of Chapter 1A of the Los Angeles Municipal Code to read and show:

SEC. 3B.9.4. CHARACTER COMMERCIAL 1 (CC1)

A. Intent

The Character Commercial 1 Frontage provides standards intended to reinforce the prevailing architectural characteristics of streetcar oriented commercial districts established during the late 19th and early 20th centuries. Such districts are characterized by one and two story brick buildings containing rows of small storefronts that were originally built to serve some of the city's earliest neighborhoods. Key features include the decorative application of brick, shopfront and roofline cornices, recessed entrances, and large shopfront windows. Buildings that retain the qualities of early commercial districts adhere to a well-defined street wall with high ground floor activation. By providing a set of targeted design standards that regulate these key features the Character Commercial 1 Frontage ensures that new development contributes to the established architectural character of the city's earliest commercial districts.

B. Lot



		Primary	Side
1. BUILD-TO		Div. 3D.1.	
	Applicable stories (min)	2	2
A	Build-to depth (max)	5'	10'

B	Build-to width (min)	90%	70%
	Pedestrian amenity allowance (max)	15%	10%
2. PARKING		Div. 3D.2.	
C	Parking setback (min)	20'	5'
3. LANDSCAPING		Div. 3D.3.	
	Frontage planting area (min)	0%	0%
	Frontage yard fence & wall type allowed:	A1	A1

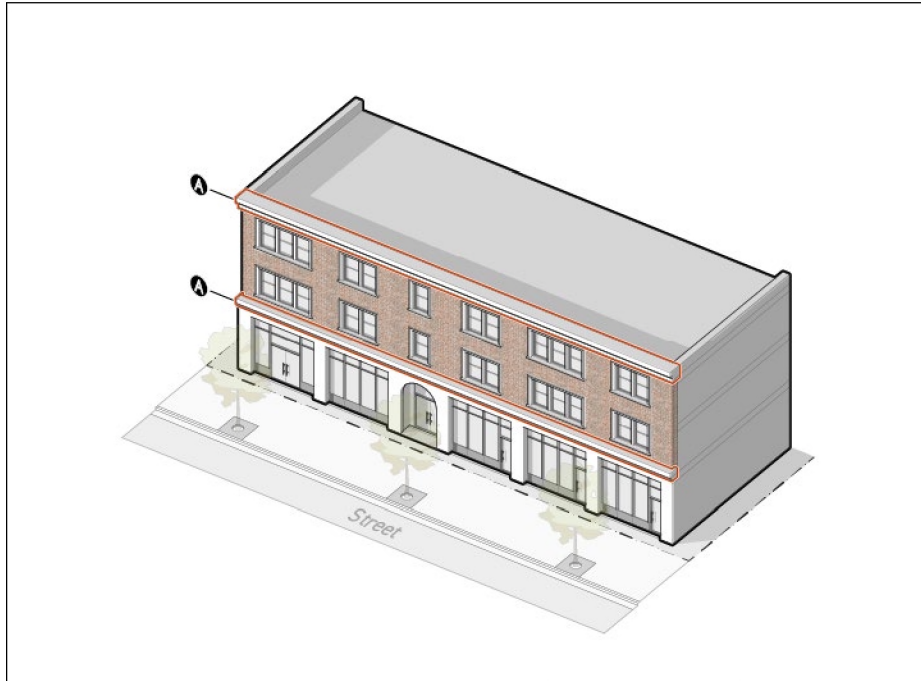
C. Stories



		Primary	Side
1. GROUND FLOOR ELEVATION		Div. 3D.4.	
A	Ground floor elevation (min/max)	-2'/2'	-2'/2'
2. STORY HEIGHT		Div. 3D.5.	
B	Ground story height (min)	14'	14'

D. Facade

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		Primary	Side
1. ARTICULATION		Div. 3D.6.	
	Applicable stories (min)	First 2	First 2
A	Base-top articulation	Required	Required
2. FEATURES		Div. 3D.7.	
	Not applicable		

E. Doors



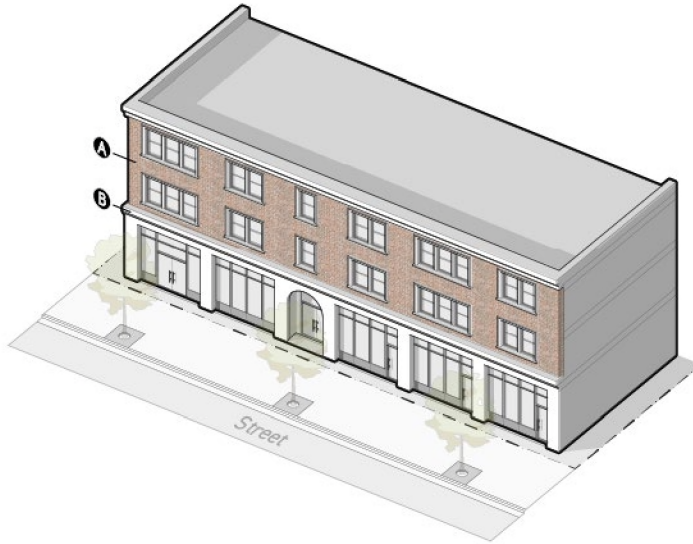
		Primary	Side
1. ENTRANCES		Div. 3D.8.	
A	Street-facing entrance	Required	Required
B	Entrance spacing (max)	50'	50'
C	Entry feature	Required	Required
	Options:	• Recessed entry • Covered entry • Storefront bay	
	Focal entry feature	1	0

F. Windows



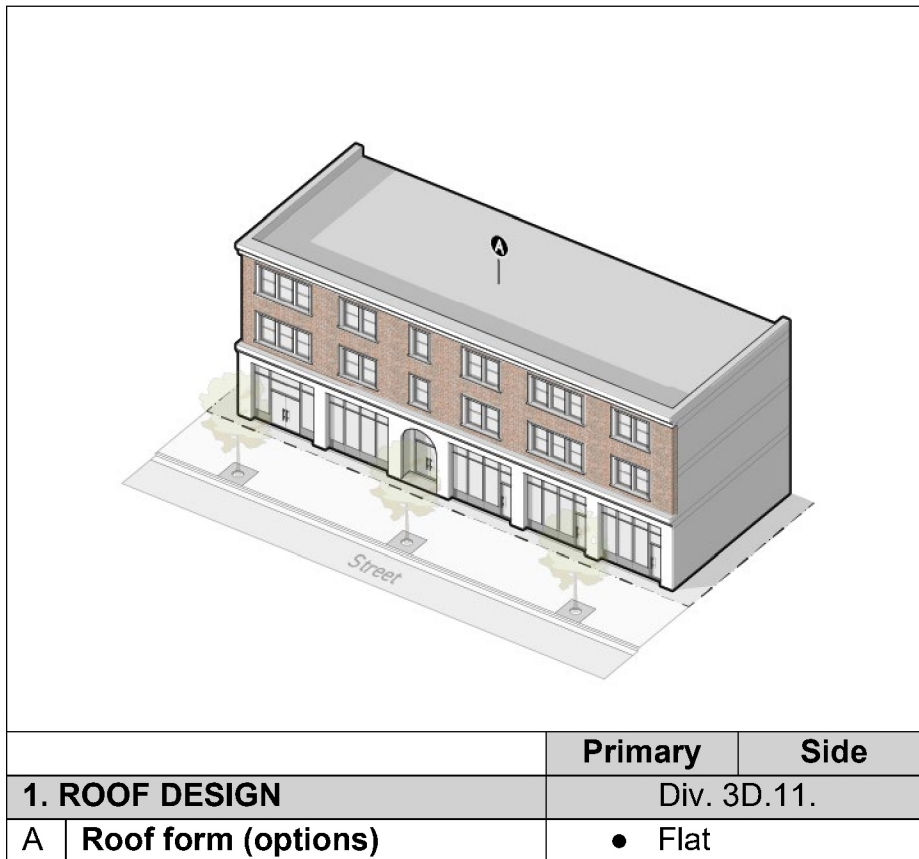
		Primary	Side
1. TRANSPARENCY		Div. 3D.9.	
	Applicable stories (min)	First 2	First 2
A	Ground story (min/max)	50%/70%	50%/70%
	Active wall spacing (max)	20'	30'
	Window recession (min)	6'	6'
	Bulkhead	Required	Required
B	Upper stories (min/max)	30%/50%	30%/60%
	Window recession (min)	3"	3"

G. Cladding



1. EXTERIOR MATERIALS		Div. 3D.10.
	Applicable stories (min)	First 2
A	Principal material coverage (min)	70%
	Exterior material options:	• Brickwork • Stonework • Glazed tile • Concrete
B	Accessory material coverage (max)	30%
	Exterior material options:	• Brickwork • Stonework • Concrete • Metal • Wood • Glazed tile
	Number of accessory materials (max)	2

H. Roof



Sec. 67. Section 3B.9.5. shall be added to Division 3B.9. of Part 3B. of Article 3. of Chapter 1A of the Los Angeles Municipal Code to read and show:

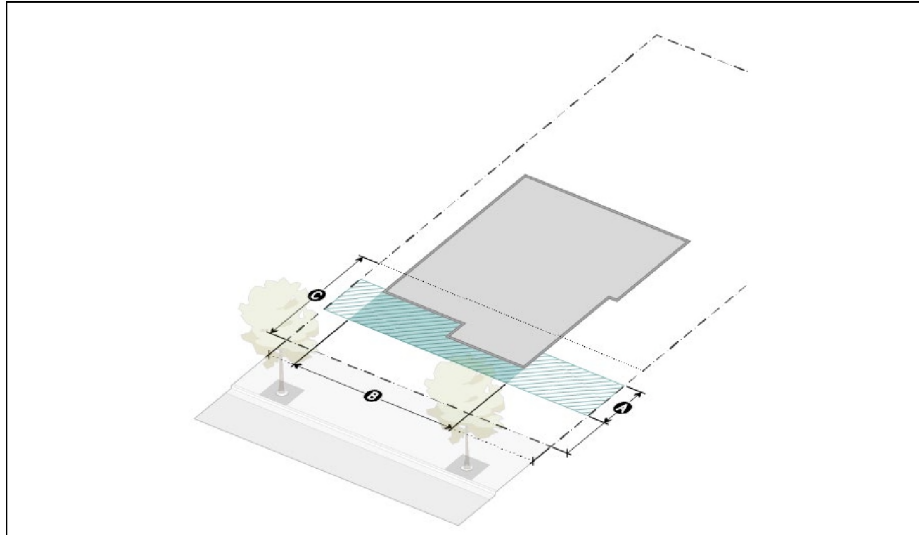
SEC. 3B.9.5. CHARACTER RESIDENTIAL 1 (CR1)

A. Intent

The Character Residential 1 Frontage provides standards intended to reinforce the prevailing architectural characteristics of the city's residential neighborhoods established throughout the late 19th and early 20th centuries. Such neighborhoods are characterized by an eclectic mix of residential architecture, including Late-Victorian, Queen Anne, and Craftsman architectural styles. Together these styles share some unifying characteristics, such as building forms articulated by a prominent pitched roof or series of pitched roofs, entries featuring a covered front porch, and textured exterior wall surfaces of lap or shingle siding. Other common neighborhood characteristics include homes setback behind a front yard and parking areas hidden from view behind the main building. By providing a set of targeted design standards that regulate these key features the Character Residential 1 Frontage ensures that new development contributes to

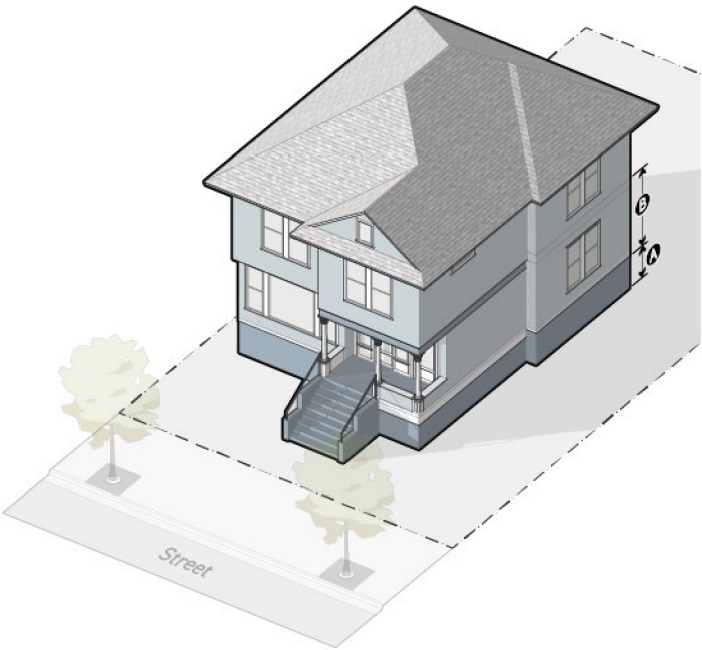
the established architectural character of the *City's* earliest residential neighborhoods.

B. Lot



		Primary	Side
1. BUILD-TO		Div. 3D.1.	
	Applicable stories (min)	3	3
A	Build-to depth (max)	10'	15'
B	Build-to width (min)	50%	40%
	Pedestrian amenity allowance (max)	None	None
2. PARKING		Div. 3D.2.	
C	Parking setback (min)	20'	5'
3. LANDSCAPING		Div. 3D.3.	
	Frontage planting area (min)	30%	30%
	Frontage yard fence & wall type allowed:	A2	A2

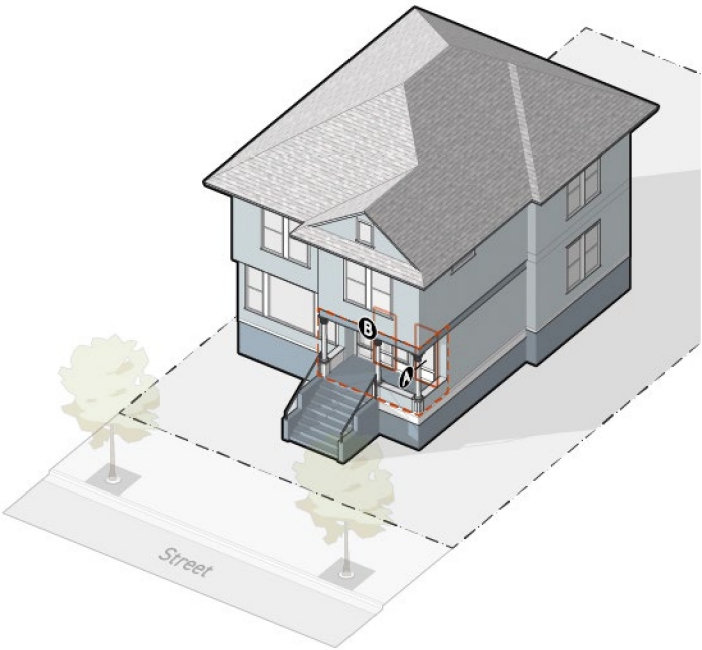
C. Stories

			
		Primary	Side
1. GROUND FLOOR ELEVATION		Div. 3D.4.	
A	Ground floor elevation (min/max)	1.5'/5'	1.5'/5'
2. STORY HEIGHT		Div. 3D.5.	
B	Ground story height (min)	Not required	Not required

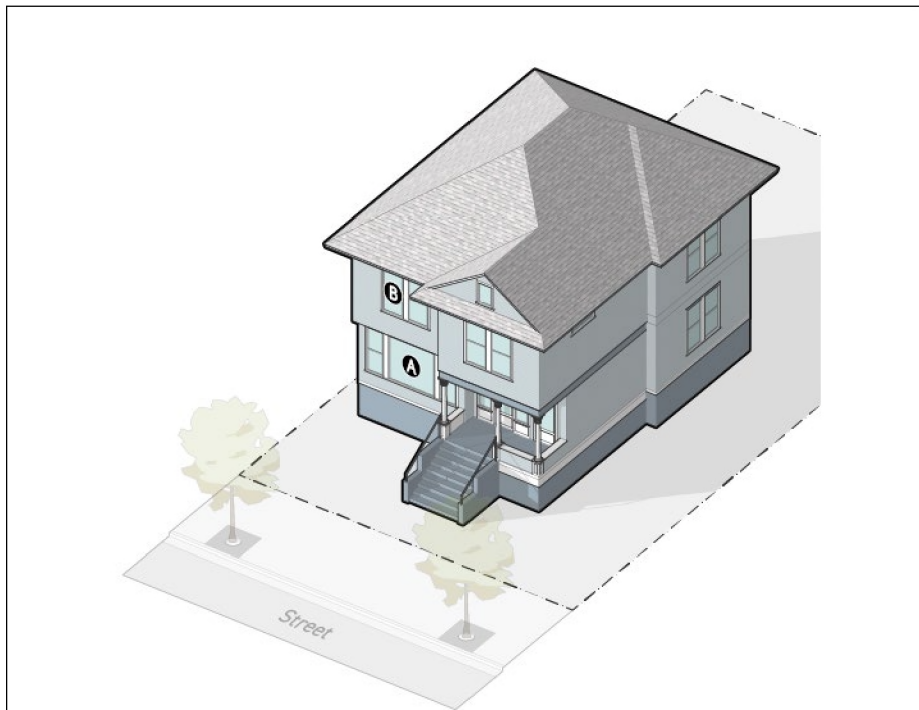
D. Facade

		Primary	Side
1. ARTICULATION		Div. 3D.6.	
	Not applicable		
2. FEATURES		Div. 3D.7.	
	Not applicable		

E. Doors

			
		Primary	Side
1. ENTRANCES		Div. 3D.8.	
A	Street-facing entrance	Required	Not required
	Entrance spacing (max)	50'	50'
B	Entry feature	Required	Not required
	Options	• Porch	
	Focal entry feature	Not required	Not required

F. Windows

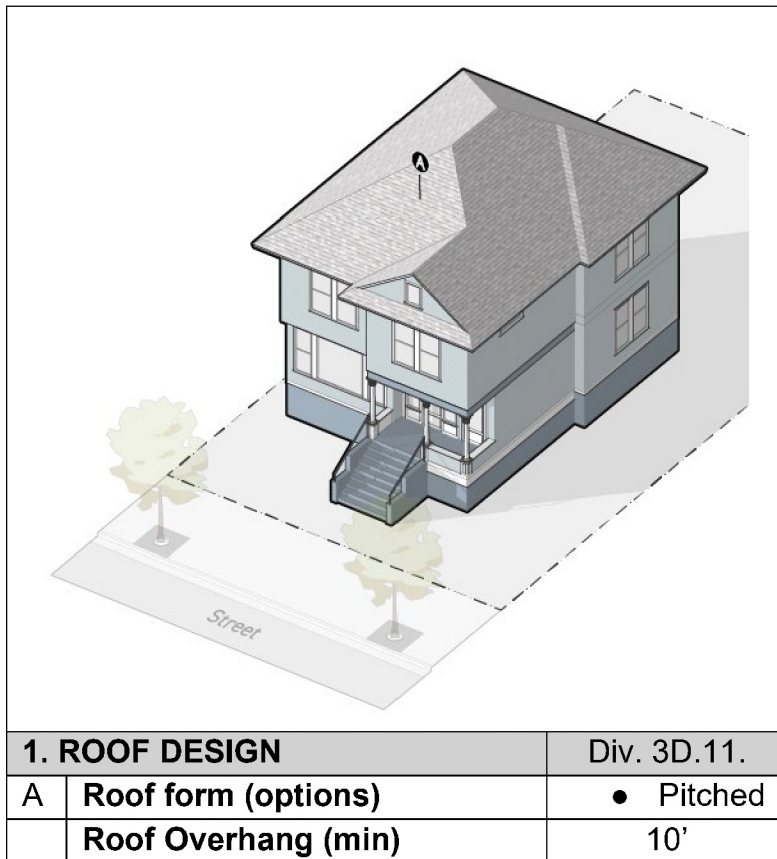


		Primary	Side
1. TRANSPARENCY		Div. 3D.9.	
	Applicable stories	First 3	First 3
A	Ground story (min/max)	10%/35%	7%/35%
	Active wall spacing (max)	10'	15'
	Window recession (min)	1"	1"
B	Upper stories (min/max)	10%/35%	7%/35%
	Window recession (min)	1"	1"

G. Cladding

		Primary	Side
1. EXTERIOR MATERIALS		Div. 3D.10.	
	Not applicable		

H. Roof



Sec. 68. Subsection B. of Sec. 3C.1.1. of Part. 3C. of Article 3. of Chapter 1A of the Los Angeles Municipal Code shall be amended to read as follows:

B. Applicability

Applicable stories standards apply to new construction of any portion of a building, or a whole building. When the applicable stories standards apply, the standards apply to any part of the building that is required to meet the standards of Sec. 3C.1.2. (*Build-To Depth*) and the standards of Sec. 3C.1.3. (*Build-To Width*).

Sec. 69. Subsection B. of Sec. 3C.1.2. of Part. 3C. of Article 3. of Chapter 1A of the Los Angeles Municipal Code shall be amended to read as follows:

B. Applicability

Build-to depth standards apply to *new construction*. When *build-to depth* standards apply, they apply to all portions of *buildings* required to satisfy the standards of Sec. 3C.1.3. (*Build-To Width*) and the standards of Sec. 3C.1.1. (*Applicable Stories*)

Sec. 70. Paragraph 4. shall be added to Subsection C. of Section 3C.1.3. of Division 3C.1. of Part 3C. of Article 3. of Chapter 1A of the Los Angeles Municipal Code to read:

4. When *build-to width* is specified as “building-based”, the *build-to zone* shall be occupied by *buildings* for not less than 50 percent of the width of the *building* having the greatest total *floor area* on the *lot*.

Sec. 71. Subsection E (Exceptions) of Section 3C.2.1. (Parking Setback) of Part. 3C. (General Frontage Rules) of Article 3. Chapter 1A of the Los Angeles Municipal Code shall be amended to read as follows:

E. Exceptions

1. A driveway may provide access through a parking setback if:
 - a. The *automobile access package* specified by the applied Development Standards District (Part 4B.) allows automobile access through the *frontage lot line* associated with a *parking setback*, then a *driveway* may be permitted in the *parking setback*, and
 - b. The *driveway* is no wider than the minimum required width. See Div. 4C.2. (Automobile Access).
2. *Motor vehicle use areas* dedicated to *electric vehicle charging facilities* are exempt from this Section (Parking Setback).

Sec. 72. Subsection E. of Section 3C.3.2. of Division 3C.3. of Part 3C. of Article 3. of Chapter 1A of the Los Angeles Municipal Code shall be amended to read:

E. Exceptions

1. Fences and walls located in a frontage yard may integrate outdoor lighting, entry arbors, and other accessory encroaching elements that exceed the maximum fence/wall height specified by the applicable frontage yard fence & wall type, provided all of the following are met:
 - a. The cumulative length of fence or wall that includes encroaching elements is no more than 10 percent of the total fence length located in the frontage yard,
 - b. No individual encroaching element may be wider than six feet, measured along the length of the fence or wall,
 - c. One encroaching element for each 40 feet of fence length may exceed the

maximum fence and wall height by up to 40 inches. All other encroaching elements shall only exceed the maximum fence and wall height up to 18 inches.

2. Where a required *frontage screen* or *transition screen* includes a fence or wall minimum height requirement that exceeds the maximum height allowed in Paragraph 2. (Frontage Yard Fence & Wall Types) of Subsection C. (Standards) above, the maximum fence and wall height allowed shall instead be the fence and wall height specified by the required applicable screening standards.

Sec. 73. Sub-subparagraph i. of Subparagraph b. of Paragraph 2. of Subsection C. of Section 3D.6.2. of Division 3D.6. of Part 3D. of Article 3. of Chapter 1A of the Los Angeles Municipal Code shall be amended to read:

- i. The top building layer shall include at least twice as many *stories* as the base building layer, and include all remaining *above-grade stories* not included in the base building layer or include all remaining *above-grade stories* up to a *street step-back* of no less than 15 feet in depth. If the *building* is less than three stories, or less than three stories without a *street step-back* of at least 15 feet in depth, the top layer may be composed of one *story* regardless of the height of the base building layer.

Sec. 74. Paragraph 2. of Subsection C. of Section 3D.11.1. of Division 3D.11. of Part 3D. of Article 3. of Chapter 1A of the Los Angeles Municipal Code shall be amended read and show:

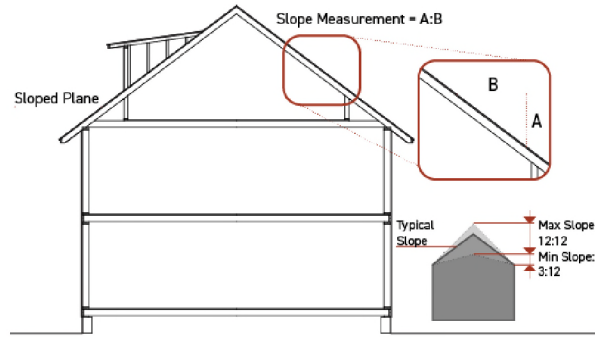
2. Roof Form Options

a. Flat

A roof subject to the “flat” option shall have a maximum pitch of 2:12 (two inch of vertical rise for every 12 inches of horizontal span) or less. Flat roof forms include roofs with parapets up to six feet in height.

b. Pitched

A roof subject to the “pitched” option shall be composed of two or more sloping planes where all roof planes slope up from the exterior perimeter of the *building* or *structure* and connect with another roof plane at a central ridge. All roof planes required to meet this standard shall have pitch between a minimum of 3:12 (three inches of vertical rise for every 12 inches of horizontal span) and a maximum of 16:12 (16 inches of vertical rise for every 12 inches of horizontal span).



Sec. 75. Section 3D.11.3. shall be added to Division 3D.11. of Part 3D. of Article 3. of Chapter 1A of the Los Angeles Municipal Code to read:

SEC. 3D.11.3. ROOF OVERHANG

Roof overhang is defined as the portion of a roof extending beyond a building's exterior walls.

A. Intent

The intent of the standards in this *Section (Roof Overhang)* is to ensure that a *building's* roof design contributes to the established architectural character of surrounding neighborhoods or districts.

B. Applicability

Roof overhang standards apply to *new construction, a major remodel, or exterior modification* when specified by the applied *Character Frontage Districts (Div. 3B.9.)*. Roof overhang standards apply to any portion of a roof subject to Sec. 3D.11.1. (Roof Form).

C. Standards

The roof plane shall extend horizontally beyond the *building footprint* by no less than the minimum roof overhang dimension specified by the applied *Character Frontage District (Div. 3B.9.)* for all portions of the perimeter of the *building footprint*.

D. Measurement

Roof overhang is measured horizontally and perpendicular to the *building facade* from the *face* of the outermost *building facade* to the outer edge of the roof plane for the full perimeter of the *building or structure*.

E. Relief

1. Up to a 15 percent reduction to the minimum roof overhang dimension may be granted in accordance with *Sec. 13B.5.2. (Adjustment)*.
2. A deviation from roof overhang standards beyond those available by Adjustment, above, may be granted as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

Sec. 76. Section 4B.1.3. of Division 4B.1. of Part 4B. of Article 4. of Chapter 1A of the Los Angeles Municipal Code shall be amended to read:

SEC. 4B.1.3. DEVELOPMENT STANDARDS DISTRICT 3

A. Intent

Development Standards District 3 prioritizes the pedestrian experience while enabling mobility for motor vehicles. *Pedestrian access* standards ensure easy access from the *public right-of-way* to *building entrances*, facilitating pedestrian movement. Required automobile parking is moderate in order to ensure sites can accommodate some vehicular access within a walkable environment. Parking facilities must meet design standards to ensure pedestrian mobility, safety, and comfort are not hindered, and *buildings* provide active frontages along *primary streets*. *On-site signs* are sized and located to support a pedestrian-oriented public realm.

B. Standards

1. PEDESTRIAN ACCESS	Div. 4C.1.	
Pedestrian access package	Package 2	
2. AUTOMOBILE ACCESS	Div. 4C.2.	
Automobile access package	Package 2	
3. BICYCLE PARKING	Div. 4C.3.	
Division standards apply		
4. AUTOMOBILE PARKING	Div. 4C.4.	
Division standards apply		
Automobile parking stalls	Package C	
Parking structure design	Primary St.	Side St.
Parking garage		
Ground story	Wrapped	Screened

Upper stories	Screened	Screened
Integrated Parking		
Ground story	Wrapped	Screened
Upper stories	Screened	Screened
5. TRANSPORTATION DEMAND MANAGEMENT	<i>Div. 4C.5.</i>	
Division standards apply		
6. PLANTS	<i>Div. 4C.6.</i>	
Division standards apply		
7. FENCES & WALLS	<i>Div. 4C.7.</i>	
Division standards apply		
8. SCREENING	<i>Div. 4C.8.</i>	
Division standards apply		
9. GRADING & RETAINING WALLS	<i>Div. 4C.9.</i>	
Division standards apply		
10. OUTDOOR LIGHTING & GLARE	<i>Div. 4C.10.</i>	
Division standards apply		
11. SIGNS	<i>Div. 4C.11.</i>	
Sign package	Package 2	
12. SITE ELEMENTS	<i>Div. 4C.12.</i>	
Division standards apply		
13. ENVIRONMENTAL PROTECTION	<i>Div. 4C.13.</i>	
Division standards apply		
14. DEVELOPMENT REVIEW	<i>Div. 4C.14.</i>	
Development review threshold	Package 1	
15. RESIDENT PROTECTIONS	<i>Div. 4C.15.</i>	
Division standards apply		

Sec. 77. Section 4B.2.1. of Division 4B.2. of Part 4B. of Article 4. of Chapter 1A of the Los Angeles Municipal Code shall be amended to read:

SEC. 4B.2.1. DEVELOPMENT STANDARDS DISTRICT 4

A. Intent

Development Standards District 4 prioritizes the pedestrian experience. *Pedestrian access* standards facilitate pedestrian circulation by improving *pedestrian access* from the public realm to the *interior* of *buildings* through frequent, direct and convenient *access* to *building entrances*. Parking for automobiles is not mandated, encouraging *uses* to orient toward pedestrian traffic in a walkable and transit rich environment. Parking facilities must meet high design standards to ensure pedestrian mobility, safety, and comfort are not hindered, and *buildings* provide active frontages along each segment of the *public right-of-way*. *On-site signs* are sized and located to support a pedestrian-oriented public realm.

B. Standards

1. PEDESTRIAN ACCESS	<i>Div. 4C.1.</i>	
Pedestrian access package	Package 1	
2. AUTOMOBILE ACCESS	<i>Div. 4C.2.</i>	
Automobile access package	Package 1	
3. BICYCLE PARKING	<i>Div. 4C.3.</i>	
Division standards apply		
4. AUTOMOBILE PARKING	<i>Div. 4C.4.</i>	
Division standards apply		
Automobile parking stalls	Package A	
Parking structure design	Primary St.	Side St.
Parking garage		
Ground story	Wrapped	Wrapped
Upper stories	Screened	Screened
Integrated Parking		
Ground story	Wrapped	Wrapped
Upper stories	Wrapped	Screened
5. TRANSPORTATION DEMAND MANAGEMENT	<i>Div. 4C.5.</i>	
Division standards apply		
6. PLANTS	<i>Div. 4C.6.</i>	
Division standards apply		
7. FENCES & WALLS	<i>Div. 4C.7.</i>	

Division standards apply	
8. SCREENING	<i>Div. 4C.8.</i>
Division standards apply	
9. GRADING & RETAINING WALLS	<i>Div. 4C.9.</i>
Division standards apply	
10. OUTDOOR LIGHTING & GLARE	<i>Div. 4C.10.</i>
Division standards apply	
11. SIGNS	<i>Div. 4C.11.</i>
Sign package	Package 2
12. SITE ELEMENTS	<i>Div. 4C.12.</i>
Division standards apply	
13. ENVIRONMENTAL PROTECTION	<i>Div. 4C.13.</i>
Division standards apply	
14. DEVELOPMENT REVIEW	<i>Div. 4C.14.</i>
Development review threshold	Package 1
15. RESIDENT PROTECTIONS	<i>Div. 4C.15.</i>
Division standards apply	

Sec. 78. Subsection A. of Section 4C.2.1. of Division 4C.2. of Part 4C. of Article 4. of Chapter 1A of the Los Angeles Municipal Code shall be amended to read:

A. Intent

The intent of the standards of this *Section (Automobile Access Packages)* is to ensure automobile *access* to *sites* is designed to support the safety of all users by minimizing conflicts with pedestrians, cyclists, transit *vehicles*, micro-mobility devices, and automobile traffic on the *abutting public right-of-way*, and to avoid detrimental effects on the surrounding public realm, while providing sufficient *access to automobile parking stalls and motor vehicle use areas*.

Sec. 79. The first unnumbered paragraph in Section 4C.2.2. of Division 4C.2. of Part 4C. of Article 4. of Chapter 1A of the Los Angeles Municipal Code shall be amended to read:

A motor vehicle use area is defined as portions of a *lot* designed and intended for use by *motor vehicles*, including areas to be used by *motor vehicles* for circulation, maneuvering, loading, staging, queuing, *service areas, fueling stations* and areas to be used for the sale or storage of *motor vehicles*.

Sec. 80. Subsection E. of Section 4C.2.2. of Division 4C.2. of Part 4C. of Article 4. of Chapter 1A of the Los Angeles Municipal Code shall be amended to read:

E. Exceptions

1. *Parking lots and parking structures* are excluded from *motor vehicle use area* design standards. For *parking lot* and *parking structure* design standards see *Sec. 4C.4.3. (Parking Area Design)*.
2. The conversion of an existing *parking stall* into an *electric vehicle parking stall* in an existing *parking area* is exempt from the standards of this *Section (Motor Vehicle Use Area)*.

Sec. 81. Paragraph 4. of Subsection E. of Section 4C.4.1. of Division 4C.4. of Part 4C. of Article 4. of Chapter 1A of the Los Angeles Municipal Code shall be amended to read:

4. Electric Vehicle Parking Stalls

- a. Each *EV capable parking stall* provided above the minimum required by Chapter IX. (Building Regulations), Article 9. (Green Building Code) of this Code may be substituted for two required *automobile parking stalls* for the purpose of complying with any applicable minimum *automobile parking stall* requirements of this *Section (Automobile Parking Stalls)*.
- b. An accessible *EV capable parking stall* shall count as two required *automobile parking stalls* for the purpose of complying with any applicable minimum *parking stall* requirements of this *Section (Automobile Parking Stalls)*.
- c. The conversion of one or more existing *parking stalls* into *electric vehicle parking stalls* is allowed, even if the conversion or the associated equipment for electric vehicle charging reduces the total number of parking stalls provided, or would cause the project to provide less parking than required by *Sec. 4C.4.1.C.2. (Required Automobile Parking Table)*. No modification to an existing entitlement is required to allow for this conversion.

Sec. 82. Paragraph 13. shall be added to Subsection E. of Section 4C.4.1. of Division 4C.4. of Part 4C. of Article 4. of Chapter 1A of the Los Angeles Municipal Code to read:

13. Proximity to Transit

Regardless of the number of required *automobile parking stalls* specified by the parking package assigned by the applied *Development Standards District*

(*Part 4B.*), no minimum parking shall be required for any project located in whole or in part in the Major Transit Stop Area Map (Sec. 1.5.18. (*Major Transit Stop Area Map*)).

Sec. 83. Subparagraph d. shall be added to Paragraph 2. of Subsection C. of Section 4C.4.4. of Division 4C.4. of Part 4C. of Article 4. of Chapter 1A of the Los Angeles Municipal Code to read:

d. Option 3: Permanent Shade Standard

In lieu of the tree planting requirements specified in Subparagraph b. (Option 1: Prescriptive Standard) and Subparagraph c. (Option 2: Performance-Based Standard), above, a *parking lot* used for *electric vehicle charging facilities* shall install permanent *carports* providing a minimum of 50 percent *covered area* for all *electric vehicle parking stalls* within the *parking lot*. Any portion of a *parking lot* not used for an *electric vehicle charging facility* is subject to Subparagraph b. (Option 1: Prescriptive Standard) or Subparagraph c. (Option 2: Performance-Based Standard), above.

Sec. 84. Paragraph 6. shall be added to Subsection D. of Section 4C.4.4. (Parking Lot Design) of Division 4C.4. of Part 4C. of Article 4. of Chapter 1A of the Los Angeles Municipal Code to read:

6. *Electric vehicle parking stalls* with a *covered area* of at least 50 percent by carports are excluded from the calculation of *parking stalls* required to meet the tree planting requirements specified in Sec. 4C.4.4.C.2.b. (Option 1: Prescriptive Standard).

Sec. 85. Subsection B. of Section 4C.4.5. of Part 4C. of Article 4. Of Chapter 1A of the Los Angeles Municipal Code shall be amended to read as follows:

B. Applicability

1. Parking structure design standards apply to *new construction*, a *major remodel*, or an *exterior modification* subject to the following:
 - a. *Parking structure* design standards apply to *parking structures* possessing a primary street lot line, side street lot line, or special lot line designation.
 - b. *Parking structure* design standards apply to both standalone and integrated *parking structures* as a part of a broader development, and to all levels of *parking structures*.

Sec. 86. Subsection E. of Section 4C.8.1. of Division 4C.8. of Part 4C. of Article 4. of Chapter 1A of the Los Angeles Municipal Code shall be renumbered as Subsection F. and a new Subsection E. shall be added to read:

E. Exception

Electric vehicle charging facilities shall comply with all requirements of the applicable *Transition Screen*, except that in lieu of meeting the large species tree requirement of this Section (Transition Screen), *electric vehicle charging facilities* may instead provide a minimum *frequency* of 20 *screening plants meeting the requirements of Sec. 4C.6.4.C.3.b. (Screening Plants)* per 50 feet in the required planting area.

Sec. 87. Subsection E. of Section 4C.8.2. of Division 4C.8. of Part 4C. of Article 4. of Chapter 1A of the Los Angeles Municipal Code shall be renumbered as Subsection F., and a new Subsection E. shall be added to read:

E. Exception

Electric vehicle charging facilities shall comply with all requirements of the applicable *Transition Screen*, except that in lieu of meeting the large species tree requirement of this Section (Transition Screen), *electric vehicle charging facilities* may instead provide a minimum *frequency* of 20 *screening plants meeting the requirements of Sec. 4C.6.4.C.3.b. (Screening Plants)* per 50 feet in the required planting area.

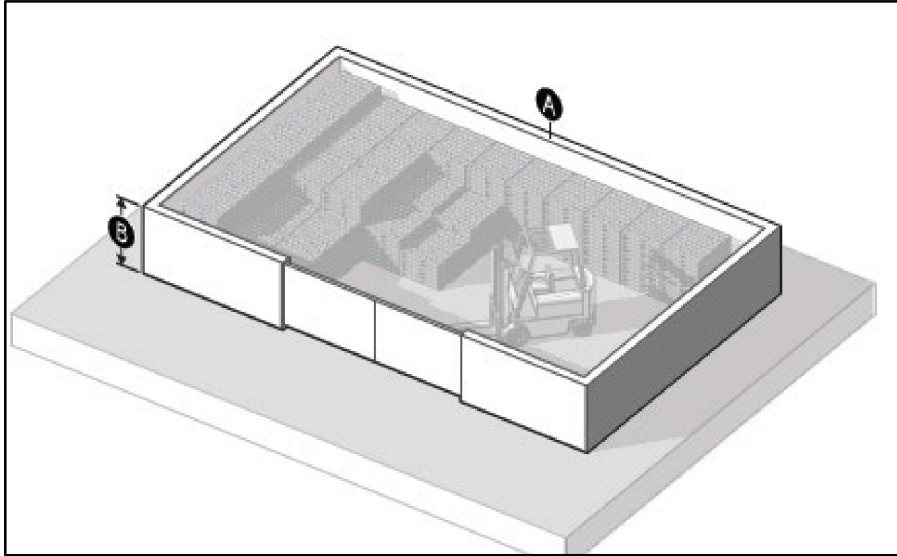
Sec. 88. Subparagraph d. of Paragraph 2. of Subsection C. of Section 4C.8.3. of Division 4C.8. of Part 4C. of Article 4. of Chapter 1A of the Los Angeles Municipal Code shall be amended to read:

- d. In addition to complying with the standards of *Sec. 4C.7.3 (Fence/Wall Design & Installation)*, any provided *fence* or *wall* shall be constructed of non-combustible materials.

Sec. 89. Subparagraph b. of Paragraph 3. of Subsection C. of Section 4C.8.3. of Division 4C.8. of Part 4C. of Article 4. of Chapter 1A of the Los Angeles Municipal Code shall be amended to show and read:

b. S-Screen 2

Applicable as required by *Article 5. (Use)*.



SITING		Sec. 4C.8.3.D.1.
	Frontage lot line setback (min)	No Restriction
	Area (max)	No Restriction
FENCES & WALLS		Sec. 4C.8.3.D.2.
A	Enclosure (min)	100 percent
B	Height (min)	8'
	Opacity (min)	90 percent

Sec. 90. Paragraph 3. of Subsection E. of Section 4C.12.2. of Division 4C.12. (Site Elements) of Part 4C. of Article 4. of Chapter 1A of the Los Angeles Municipal Code shall be added as follows:

3. Charging equipment that facilitates the charging of electric vehicles serving *electric vehicle parking stalls* is exempt from this Section (Ground-Mounted Equipment).

Sec. 91. Section 4C.13.1. of Division 4C.13. of Part 4C. of Article 4. of Chapter 1A of the Los Angeles Municipal Code shall be amended to read:

SEC. 4C.13.1. ENVIRONMENTAL PROTECTION MEASURES

A. Findings

1. Development in the *City* has the potential to negatively impact the environment from construction activities and the future use and operations of the development, including but not limited to causing adverse impacts to people residing or working in the *City*, neighboring properties to the development, and the flora and fauna in and around the *City*.
2. CEQA requires the *City* to develop and impose feasible mitigation measures to avoid significant impacts to the environment from projects approved under this Chapter.
3. In addition to the requirements of CEQA, the *City* desires to protect people, properties, and flora and fauna in and around the *City* from the detrimental impacts of development approved by the *City*.
4. Many mitigation measures historically developed and imposed by the *City* to mitigate commonly identified environmental impacts from development can be standardized.
5. Standardizing mitigation measures and imposing them as regulations on future projects can ensure that development in the *City* avoids impacts to the environment and can streamline CEQA review for future development projects.
6. Reducing constraints and barriers to housing development by streamlining environmental review is consistent with the *City's* Housing Element.
7. The *City's* historical practice of adopting mitigation measures into individual ordinances to comply with CEQA Guidelines section 15126.4(a)(2) results in an inefficient use of resources as it has led to multiple versions of similar regulations in different ordinances, the need to draft additional regulations, and the need for staff and the public to familiarize themselves with the variations in different ordinances of similar regulations.
8. Environmental standards and mitigation measures often rely on best available technology or practices that change over time based on evolving technology and science and are therefore best suited to flexible administrative adoption processes, which may be informed by technical experts.

9. Mitigation measures are required by CEQA to be enforceable and it is desirable to ensure that mitigation measures or other environmental standards adopted through an administrative process are made enforceable requirements under the Code.

B. Intent

The intent of the standards of this *Section (Environmental Protection Measures)* is the following:

1. Ensure that development in the City, and its related construction and operational activities, does not result in detrimental impacts to the environment, including to people residing, visiting, or working in the City, and to the property and the flora and fauna in and around the City;
2. Provide a mechanism for mitigation measures adopted pursuant to CEQA for *City* plans, policies, or regulations to be made enforceable on future development projects consistent with CEQA Guidelines Sec. 15126.4. (Consideration of Mitigation Measures Proposed to Minimize Significant Effects);
3. Provide a mechanism for standardized mitigation measures to be developed and adopted and imposed on development to address significant impacts that result from development in the City;
4. Provide a mechanism to administratively adopt mitigation measures and environmental standards to allow a flexible means to update them as science and technology evolves; and
5. Provide a flexible mechanism to adopt and amend uniformly applicable environmental development standards to allow streamlined environmental review, including pursuant to CEQA Guidelines Sec. 15183.3. (Streamlining for Infill Projects).

C. Applicability

No permit shall be issued by the *Department of Building and Safety* without the applicant demonstrating compliance with any regulations adopted to implement environmental protection measures by the *Director* under this *Section (Environmental Protection Measures)*.

D. Adoption and Maintenance of the Environmental Protection Measures

The Director is authorized to, and shall, as they deem necessary and appropriate, prepare, maintain, amend, and adopt environmental protection measures to meet the intent of this *Section (Environmental Protection Measures)* and to adopt regulations to implement environmental protection measures. The Director may, as the Director deems appropriate, use technical consultants or a consultant advisory panel to make recommendations on new environmental protection measures or updates to existing environmental protection measures.

E. Council

The City Council may require the Director to implement mitigation measures or other environmental standards as environmental protection measures. The City Council reserves the right to amend or rescind any environmental protection measures or implementing regulations adopted by the Director.

F. Noncompliance

Failure to comply with the environmental protection measures or any condition or commitments made in compliance with the environmental protection measures, or regulations adopted to implement environmental protection measures, is a violation of the Code, subject to all available administrative, criminal and civil remedies. Additionally, upon verification of non-compliance, the *City* may require the applicant or property owner to retain at its own expense an independent consultant, subject to the City's approval, to ensure compliance with the environmental protection measures and any conditions or commitments made in compliance with the environmental protection measures and regulations.

Sec. 92. Section 4C.13.2. shall be added to Division 4C.13. of Part 4C. of Article 4. of Chapter 1A of the Los Angeles Municipal Code to read:

SEC. 4C.13.2. FREEWAY ADJACENCY

A. Intent

The intent of this *Section (Freeway Adjacency)* is to protect freeway-adjacent properties from air pollution and to inform users of government properties or public parks of the health risks associated with the nearby vehicle exhaust and particulate matter.

B. Applicability

Freeway Adjacency standards apply to all *new construction* and *site modification* within areas identified within the 1,000 Foot Freeway Buffer identified pursuant to Sec. 1.5.19. (Freeway Adjacency Map).

C. Standards

1. Any property *abutting* a freeway is subject to the screening requirements specified in Sec. 4C.8.2.C.2. (*Freeway Screening*).
2. Any government owned, leased or operated building, or public park, subject to the City's zoning authority, located within 1,000 feet of a *freeway* shall post a *sign* meeting the following standards:

- a. The *sign* be in English or English and Spanish using Garamond bold condensed font type at 28 point size and read:

NOTICE: Air pollution studies show a strong link between the chronic exposure of populations to vehicle exhaust and particulate matter from major roads and freeways and elevated risk of adverse health impacts, particularly in sensitive populations such as young children and older adults. Areas located within 500 feet of the freeway are known to experience the greatest concentration of ultrafine particulate matter and other pollutants implicated in asthma and other health conditions.

- b. The *sign* shall be fixed to a wall, door, or other physical structure and posted at any required street-facing entrance or facility. Public parks shall post signage at exterior entrances to restrooms.
- c. The *sign* shall be a minimum of 8.5 inches x 11 inches.
- d. The *sign* shall be durable and made from plastic or aluminum or another hard surface; and

D. Measurement

Not applicable.

E. Relief

1. Deviation from *freeway screening* requirements may be granted as specified in Sec. 4C.8.2.E. (*Relief*).

2. Deviation from any Freeway Adjacency standard may be granted as a *variance* in accordance with *Sec. 13B.5.3. (Variance)*.

Sec. 93. Subsection C. of Section 5A.1.2. of Division 5A.1. of Part 5A. of Article 5. of Chapter 1A of the Los Angeles Municipal Code shall be amended to read and show:

C. Identify Use District Rules

1. Overview

Use District rules are outlined in Part. 5C. (Use Rules). The use standard column in each Use District page identifies the applicable rules, if any, specific to each use within that Use District. The specification column identifies the details, such as the Zoning Code Section, or parameters for the applicable general use standard, supplemental use standard, supplemental use finding, or special use program, if any. General use standards are provided in *Sec. 5C.1. (General Use Standards)*, supplemental use standards and findings are provided in *Sec. 5C.2. (Supplemental Use Standards, Procedures & Findings)*, and special use programs are provided in *Sec. 5C.3. (Special Use Programs)*.

2. Use Category Standards

Some general use standards apply to the majority of uses within a use category. When this is the case, the general use standards are listed in the row immediately below the use category heading. Whenever these use category standards are applicable to a specific *use*, the *use district table* will indicate that the general use category standards apply.

3. Use Standard Applicability

If the use standard column reads "Use standard applicability" this means the following general use standards only apply if the specification criteria indented under "Use standard applicability" is met. For example; seeing "Adjoining lot" indented under "Use standard applicability" in the use standard column and "Sensitive use" listed in the specification column, means the general use standards listed below "Use standard applicability" only apply when the subject lot adjoins a lot with a *sensitive use*.

4. General Use Standards

Every general use standard on a Use District page in *Part 5B. (Use Districts)* corresponds with a Section in *Div. 5C.1. (General Use Standards)*, where the use standard is explained in detail.

5. Special Use Program

Every Special Use Program on a Use District page in *Part 5B. (Use Districts)* corresponds with a Section in *Div. 5C.3. (Special Use Programs)*, where the Special Use Program is explained in detail.

6. Supplemental Standards

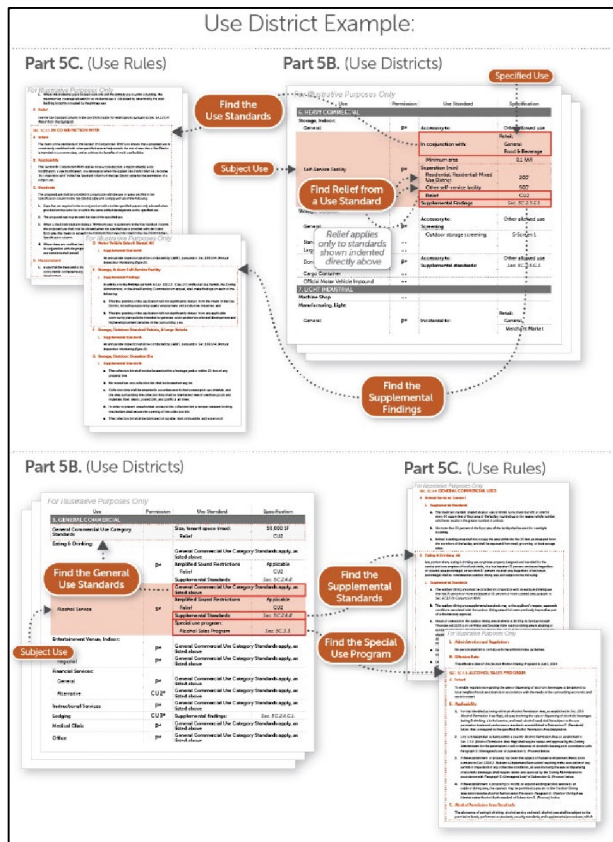
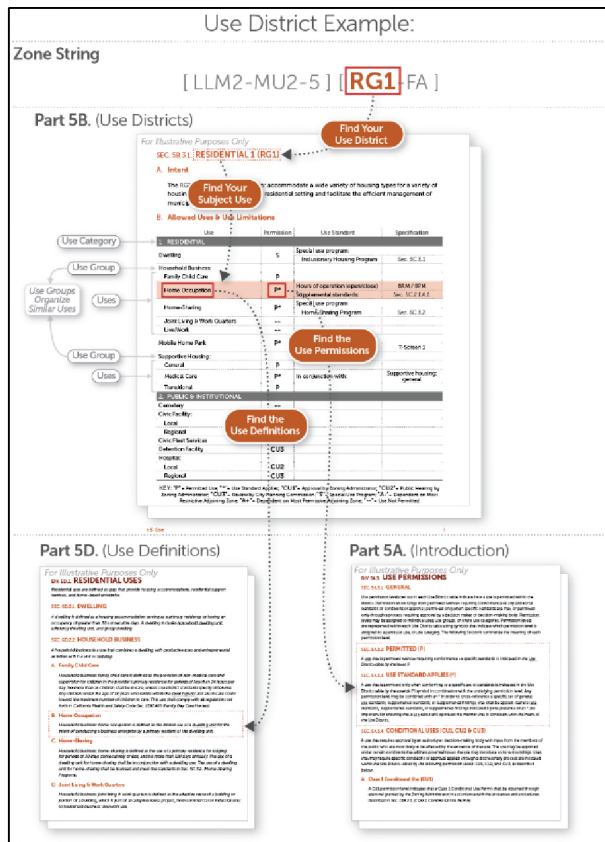
The *Use District table* identifies required supplemental standards, if any. The required supplemental standards for a use are established in *Div. 5C.2. (Supplemental Use Standards, Procedures, & Findings)*.

7. Supplemental Findings

The *Use District table* identifies required supplemental findings, if any. The required supplemental findings for a use are established in *Div. 5C.2. (Supplemental Use Standards, Procedures, & Findings)*.

8. Relief From Use Standard

When “relief” is provided within the standard column in the Use District table and indented, the specified relief option is from the standard(s) shown indented directly above the word “relief.” Where multiple standards are shown indented, relief is available for each of those standards. When “relief” is provided within the standard column and is not indented, the specified relief option applies to all use standards above it. Relief from a general use standard in *Div. 5C.1. (General Use Standards)* may also be allowed if a relief process is indicated in the relief subsection of the standard.



Sec. 94. The Preschool/Daycare use within the School use group in Paragraph 2. of Subsection B. of Section 5B.3.1. of Division 5B.3. of Part 5B. of Article 5. of Chapter 1A of the Los Angeles Municipal Code shall be amended to read:

Use	Permission	Use Standard	Specification
Preschool/Daycare	P	Supplemental Standards:	Not required

Sec. 95. The Preschool/Daycare use within the School use group in Paragraph 2. of Subsection B. of Section 5B.4.1. of Division 5B.4. of Part 5B. of Article 5. of Chapter 1A of the Los Angeles Municipal Code shall be amended to read:

Use	Permission	Use Standard	Specification
Preschool/Daycare	P	Supplemental Standards:	Not required

Sec. 96. The Preschool/Daycare use within the School use group in Paragraph 2. of Subsection B. of Sections 5B.5.1., 5B.5.2., 5B.5.3., and 5B.5.4. of Division 5B.5. of Part 5B. of Article 5. of Chapter 1A of the Los Angeles Municipal Code shall be amended to read:

Use	Permission	Use Standard	Specification
Preschool/Daycare	P	Supplemental Standards:	Not required

Sec. 97. The Preschool/Daycare use within the School use group in Paragraph 2. of Subsection B. of Sections 5B.6.1., 5B.6.2., 5B.6.3., and 5B.6.4. of Division 5B.6. of Part 5B. of Article 5. of Chapter 1A of the Los Angeles Municipal Code shall be amended to read:

Use	Permission	Use Standard	Specification
Preschool/Daycare	P	Supplemental Standards:	Not required

Sec. 98. The Preschool/Daycare use within the School use group in Paragraph 2. of Subsection B. of Sections 5B.8.1. and 5B.8.2. of Division 5B.8. of Part 5B. of Article 5. of Chapter 1A of the Los Angeles Municipal Code shall be amended to read:

Use	Permission	Use Standard	Specification
Preschool/Daycare	P	Supplemental Standards:	Not required

Sec. 99. Paragraph 4. of Subsection B. of Sections 5B.5.1., 5B.5.2., and 5B.5.4. of Division 5B.5. of Part 5B. of Article 5. of Chapter 1A of the Los Angeles Municipal Code shall be amended to read:

Use	Permission	Use Standard	Specification
4. Transportation			
Airport	--		
Freight Railway Facility	--		
Freight Transfer Facility	--		
Heliport	CU2*	Accessory to:	Other allowed use
Passenger Transit Facility	P		

Sec. 100. The Fueling Station use group in Paragraph 6. of Subsection B. in Section 5B.1.1. of Division 5B.1., Section 5B.2.1. of Division 5B.2., Section 5B.3.1. of Division 5B.3., Section 5B.4.1. of Division 5B.4., Sections 5B.5.1. and 5B.5.2. of Division 5B.5., and Section 5B.6.1. of Division 5B.6., of Part 5B. of Article 5. of Chapter 1A of the Los Angeles Municipal Code shall be amended to read:

Use	Permission	Use Standard	Specification
Fueling Station:			
Electric Vehicle Charging Facility, Standard Vehicle	P*		
		Screening:	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Supplemental standards:	Sec. 5C.2.5.C.2.
Electric Vehicle Charging Facility, Large Vehicle	P*	Separation (min):	
		Residential uses and schools	500'
		Open Space, Residential, Residential-Mixed, or Agricultural Use District	500'
		Relief	CU2
		Findings:	Sec. 5C.2.5.C.3.
		Screening:	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Supplemental standards:	Sec. 5C.2.5.C.3.
Gas Station, Standard Vehicle	--		
Gas Station, Large Vehicle	--		

Sec. 101. The Fueling Station use group in Paragraph 6. of Subsection B. of Sections 5B.5.3. and 5B.5.4. of Division 5B.5., and Section 5B.6.2. of Division 5B.6., of Part 5B. of Article 5. of Chapter 1A of the Los Angeles Municipal Code shall be amended to read:

Use	Permission	Use Standard	Specification
Fueling Station:			
Electric Vehicle Charging Facility, Standard Vehicle	P*		
		Screening:	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Supplemental standards:	Sec. 5C.2.5.C.2.
Electric Vehicle Charging Facility, Large Vehicle	P*	Separation (min):	
		Residential uses and schools	500'
		Open Space, Residential, Residential-Mixed, or Agricultural Use District	500'
		Relief	CU2
		Findings:	Sec. 5C.2.5.C.3.
		Screening:	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Supplemental standards:	Sec. 5C.2.5.C.3.
Gas Station, Standard Vehicle	P*	Separation (min):	
		Sensitive use	200'
		Residential, Residential-Mixed, or Agricultural Use District	200'
		Relief	CU2

		Screening:	
		Frontage Screen	F-Screen 3
		Transition screen	T-Screen 1
		Hours of operation (open/close):	7AM/7PM
		Supplemental Standards:	Sec. 5C.2.5.C.1.
Gas Station, Large Vehicle	--		

Sec. 102. The Fueling Station use group in Paragraph 6. of Subsection B. of Sections 5B.7.1. and 5B.7.2. of Division 5B.7. of Part 5B. of Article 5. of Chapter 1A of the Los Angeles Municipal Code shall be amended to read:

Use	Permission	Use Standard	Specification
Fueling Station:			
Electric Vehicle Charging Facility, Standard Vehicle	P*		
		Screening:	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Supplemental standards:	Sec. 5C.2.5.C.2.
Electric Vehicle Charging Facility, Large Vehicle	P*	Separation (min):	
		Residential uses and schools	500'
		Open Space, Residential, Residential-Mixed, or Agricultural Use District	500'
		Relief	CU2
		Findings:	Sec. 5C.2.5.C.3.
		Screening:	
		Frontage screen	F-Screen 3

		Transition screen	T-Screen 1
		Supplemental standards:	Sec. 5C.2.5.C.3.
Gas Station, Standard Vehicle	P*	Separation (min):	
		Sensitive use	200'
		Residential, Residential-Mixed, or Agricultural Use District	200'
		Relief	CU2
		Screening:	
		Frontage Screen	F-Screen 3
		Transition screen	T-Screen 1
		Hours of operation (open/close):	7AM/7PM
		Supplemental Standards:	Sec. 5C.2.5.C.1.
Gas Station, Large Vehicle	P*	Separation (min):	
		Sensitive use	500'
		Residential, Residential-Mixed, or Agricultural Use District	500'
		Relief	CU2
		Screening:	
		Frontage Screen	F-Screen 3
		Transition screen	T-Screen 1

		Hours of operation (open/close):	7AM/7PM
		Supplemental Standards:	<i>Sec. 5C.2.5.C.1.</i>

Sec. 103. The Fueling Station use group in Paragraph 6. of Subsection B. of Section 5B.8.1. of Division 5B.8. of Part 5B. of Article 5. of Chapter 1A of the Los Angeles Municipal Code shall be amended to read:

Use	Permission	Use Standard	Specification
Fueling Station:			
Electric Vehicle Charging Facility, Standard Vehicle	A-		
Electric Vehicle Charging Facility, Large Vehicle	A-		
Gas Station, Standard Vehicle	A-		
Gas Station, Large Vehicle	A-		

Sec. 104. The Fueling Station use group in Paragraph 6. of Subsection B. of Section 5B.8.2. of Division 5B.8. of Part 5B. of Article 5. of Chapter 1A of the Los Angeles Municipal Code shall be amended to read:

Use	Permission	Use Standard	Specification
Fueling Station:			
Electric Vehicle Charging Facility, Standard Vehicle	A+		
Electric Vehicle Charging Facility, Large Vehicle	A+		
Gas Station, Standard Vehicle	A+		
Gas Station, Large Vehicle	A+		

Sec. 105. The Bees use within the Animal Keeping use group in Paragraph 9. of Subsection B. of Section 5B.1.1. of Division 5B.1., Section 5B.2.1. of Division 5B.2.,

Section 5B.3.1. of Division 5B.3., Section 5B.4.1. of Division 5B.4., Sections 5B.5.1., 5B.5.2., 5B.5.3., and 5B.5.4. of Division 5B.5., Sections 5B.6.1., 5B.6.2., 5B.6.3., and 5B.6.4. of Division 5B.6., and Sections 5B.7.1. and 5B.7.2. of Division 5B.7., of Part 5B. of Article 5. of Chapter 1A of the Los Angeles Municipal Code shall be amended to read:

Use	Permission	Use Standard	Specification
Bees	P*	Accessory to:	Other allowed use
		Screening:	
		<i>Transition screen</i>	T-Screen 1
		Supplemental standards:	Sec. 5C.2.8.A.1.

Sec. 106. Section 5B.3.2. shall be added to Division 5B.3. of Part 5B. of Article 5. of Chapter 1A of the Los Angeles Municipal Code to read:

SEC. 5B.3.2. RESIDENTIAL 2 (RG2)

A. Intent

The RG2 Use District is intended to accommodate a wide variety of housing types for a variety of housing needs in a predominantly residential setting supported by local civic and recreational uses providing resources to a residential community.

B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
1. RESIDENTIAL			
Dwelling	P		
Household Business:			
Family Child Care	P		
Home Occupation	P*	Hours of operation (open/close):	8AM / 8PM
		Supplemental standards:	Sec. 5C.2.1.A.1.
Home-Sharing	S	Special use program:	
		Home-Sharing Program	Sec. 5C.3.2.

Use	Permission	Use Standard	Specification
Joint Living & Work Quarters	--		
Live/Work	--		
Mobile Home Park	P*	Screening:	
		Transition screen	T-Screen 1
Supportive Housing:			
General	P		
Medical Care	P*	Accessory to:	Supportive housing: general
Transitional	--		
2. PUBLIC & INSTITUTIONAL			
Cemetery	--		
Civic Facility:			
Local	P		
Regional	--		
Civic Fleet Services	--		
Detention Facility	CU3		
Hospital:			
Local	CU2		
Regional	CU3		
Parking	P*	In conjunction with:	Other allowed use
Public Safety Facility	P		
Community Assembly:			
Local	CU2		
Regional	CU2		
School:			
Preschool/Daycare	P*	Supplemental standards:	<i>Sec. 5C.2.2.B.1.</i>
K-12	CU3		
Post-secondary	CU3		
Social Services	P		

Use	Permission	Use Standard	Specification
Utilities:			
Minor	P*	Screening:	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 2
Major	CU3		
Solar Energy Facility	CU2*	In conjunction with:	Other allowed use
		Floor area (min)	0.1 FAR
		Relief	CU3
Wireless Facility, Freestanding	CU2*	Supplemental standards:	Sec. 5C.2.2.A.1.
Wireless Facility, Rooftop	CU2*	Supplemental standards:	Sec. 5C.2.2.A.1.
3. OPEN SPACE & RECREATION			
Amphitheater or Stadium:			
Local	CU3		
Regional	CU3		
Indoor Recreation:			
Public	P*	Separation (min):	
		Residential use	100'
		Hours of operation (open/close):	7AM / 10PM
		Relief:	CU2
Commercial	--		
Nature Reserve	P		
Open Space, Public	P		
Outdoor Recreation:			
Public	P*	Separation (min):	
		Residential use	100'
		Hours of operation (open/close):	7AM / 10PM
		Relief	CU2

Use	Permission	Use Standard	Specification
Commercial	--		
Golf Course	--		
4. TRANSPORTATION			
Airport	--		
Freight Railway Facility	--		
Freight Transfer Facility	--		
Heliport	CU2*	Accessory to:	Other allowed use
Passenger Transit Facility	--		
5. GENERAL COMMERCIAL			
Animal Services:			
General	--		
Kennel	--		
Veterinary Care	--		
Commissary Kitchen	--		
Eating & Drinking:			
General	--		
Alcohol Service	--		
Entertainment Venue, Indoor:			
Local	--		
Regional	--		
Financial Services:			
General	--		
Alternative	--		
Instructional Services	--		
Lodging	--		
Medical Clinic	--		
Office	--		

Use	Permission	Use Standard	Specification
Personal Services	--		
Postmortem Services	--		
Retail:			
General	--		
Alcohol	--		
Farmers' Market, Certified	CU1*	Hours of operation (open/close):	7AM / 7PM
		Special use program:	
		Certified Farmers' Market Program	Sec. 5C.3.4.
Firearms	--		
Food & Beverage	--		
Large Format	--		
Merchant Market	--		
Pet Shop	--		
Seasonal Market	--		
Smoke & Vape Shop	--		
Sexually Oriented Business:			
General	--		
Sexual Encounter	--		
6. HEAVY COMMERCIAL			
Motor Vehicle Services:			
Light	--		
Heavy	--		
Large Vehicle	--		
Car Wash	--		
Fueling Station:			
Electric Vehicle Charging Facility,	P*		
		Screening:	

Use	Permission	Use Standard	Specification
Standard		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Supplemental standards:	<i>Sec. 5C.2.5.C.2.</i>
Electric Vehicle Charging Facility, Large Vehicle	P*	Separation (min):	
		Residential uses and schools	500'
		Open Space, Residential, Residential-Mixed, or Agricultural Use District	500'
		Relief	CU2
		Findings:	<i>Sec. 5C.2.5.C.3.</i>
		Screening:	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Supplemental standards:	<i>Sec. 5C.2.5.C.3.</i>
Gas Station. Standard Vehicle	--		
Gas Station, Large Vehicle	--		
Motor Vehicle Sales & Rental:			
Standard Vehicle	--		
Large Vehicle	--		
Household Moving Truck Rental	--		
Storage, Indoor:			
General	--		
Self-Service Facility	--		
Storage, Outdoor:			
General	P*	Accessory to:	Other allowed use

Use	Permission	Use Standard	Specification
		Screening:	
		Outdoor storage screening	S-Screen 1
Standard Vehicle	--		
Large Vehicle	--		
Donation Bin	--		
Cargo Container	--		
Official Motor Vehicle Impound	--		
7. LIGHT INDUSTRIAL			
Machine Shop	--		
Manufacturing, Light:			
General	--		
Alcoholic Beverage	--		
Artistic & Artisanal	--		
Cosmetic & Pharmaceutical	--		
Electronics	--		
Food & Drink	--		
Garment & Accessory	--		
Textile	--		
Research & Development	--		
Soundstages & Backlots	--		
Wholesale Trade & Warehousing	--		
8. HEAVY INDUSTRIAL			
Animal Products Processing	--		
Manufacturing, Heavy:			

Use	Permission	Use Standard	Specification
General	--		
Chemical Products	--		
Petroleum & Coal Products	--		
Salvage Yard	--		
Recycling Facility:			
Collection	P*	In conjunction with:	Public & institutional use
		Size, entire use (max):	200 SF
		Enclosure:	Covered & enclosed
		Screening:	
		Outdoor storage screening	S-Screen 2
		Hours of operation (open/close):	7AM / 7PM
		Supplemental standards:	<i>Sec. 5C.2.7.D.1.</i>
Sorting & Processing	--		
Waste Facility:			
Organic Waste	--		
Hazardous Waste	--		
Solid Waste	--		
Mineral & Ore Extraction	CU3*	Supplemental standards:	<i>Sec. 5C.2.7.H.1.</i>
Oil, Gas, or Hydrocarbon Well	--		
9. AGRICULTURAL			
Animal Keeping:			
Bees	P*	Accessory to:	Other allowed use
		Screening:	
		<i>Transition screen</i>	T-Screen 1

Use	Permission	Use Standard	Specification
		Supplemental standards:	<i>Sec. 5C.2.8.A.1.</i>
Dairy	--		
Equine, Commercial	--		
Equine, Non-commercial	P*	Supplemental standards:	<i>Sec. 5C.2.8.D.1.</i>
Livestock	--		
Pets	P*	In conjunction with:	Other allowed use
Small Animals	--		
Wild Animals	--		
Plant Cultivation:			
Community Garden	P		
Farming	P*	Supplemental standards:	<i>Sec. 5C.2.8.G.1.</i>
KEY: "P"= Permitted Use; "*"= Use Standard Applies; "CU1"= Approval by Zoning Administrator; "CU2"= Public Hearing by Zoning Administrator; "CU3"= Review by City Planning Commission; "S"= Special Use Program; "A-"= Dependent on Most Restrictive Adjoining Zone; "A+"= Dependent on Most Permissive Adjoining Zone; "--"= Use Not Permitted			

Sec. 107. Section 5B.4.2. shall be added to Division 5B.4. of Part 5B. of Article 5. of Chapter 1A of the Los Angeles Municipal Code to read:

SEC. 5B.4.2. RESIDENTIAL-MIXED 2 (RX2)

A. Intent

The RX2 Use District is intended to accommodate a wide variety of housing types for a variety of housing needs in a primarily *residential* setting supported by neighborhood-serving commercial *uses* and local civic and recreational *uses* providing resources to a *residential* community. The district generally limits commercial *uses* to *corner lots* and a 1,500 square foot establishment size.

B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
1. RESIDENTIAL			
Dwelling	P		

Use	Permission	Use Standard	Specification
Household Business:			
Family Child Care	P		
Home Occupation	P*		
		Hours of operation (open/close):	8AM/8PM
		Supplemental standards:	<i>Sec. 5C.2.1.A.1.</i>
Home-Sharing	S	Special use program:	
		Home-Sharing Program	<i>Sec. 5C.3.2.</i>
Joint Living & Work Quarters	--		
Live/Work	--		
Mobile Home Park	P*	Screening:	
		<i>Transition screen</i>	F-Screen 1
Supportive Housing:			
General	P		
Medical Care	P		
Transitional	P		
2. PUBLIC & INSTITUTIONAL			
Cemetery	--		
Civic Facility:			
Local	P		
Regional	--		
Civic Fleet Services	--		
Detention Facility	CU3		
Hospital:			
Local	CU2		
Regional	CU3		
Parking	P*	In conjunction with:	Other allowed use

Use	Permission	Use Standard	Specification
Public Safety Facility	P		
Community Assembly:			
Local	P		
Regional	CU2		
School:			
Preschool/Daycare	P*	Supplemental standards:	<i>Sec. 5C.2.2.B.</i>
K-12	CU3		
Post-secondary	CU3		
Social Services	P		
Utilities:			
Minor	P*	Screening:	
		<i>Frontage Screen</i>	F-screen 2
		<i>Transition Screen</i>	T-screen 2
Major	CU3		
Solar Energy Facility	CU2*	In conjunction with:	Other allowed use
		Minimum area	0.1 FAR
		Relief	CU3
Wireless Facility, Freestanding	CU2*	Supplemental standards:	<i>Sec. 5C.2.2.A.1.</i>
Wireless Facility, Rooftop	CU2*	Supplemental standards:	<i>Sec. 5C.2.2.A.1.</i>
3. OPEN SPACE & RECREATION			
Amphitheater or Stadium:			
Local	CU3		
Regional	CU3		
Indoor Recreation:			
Public	P*	Separation:	
		Residential use	100'

Use	Permission	Use Standard	Specification
Commercial	P*	Hours of operation (open/close):	7AM/10PM
		Relief	CU2
		In conjunction with:	<i>Residential use</i>
		Size, tenant space (max):	1,500 SF
Nature Reserve	P	Location:	<i>Ground story</i>
		Hours of operation (open/close):	6AM/10PM
Open Space, Public	P		
Outdoor Recreation:			
Public	P*	Separation:	
		Residential use	100'
		Hours of operation (open/close):	7AM/10PM
		Relief	CU2
Commercial	--		
Golf Course	--		
4. TRANSPORTATION			
Airport	--		
Freight Railway Facility	--		
Freight Transfer Facility	--		
Heliport	CU2*	Accessory to:	Other allowed <i>use</i>
Passenger Transit Facility	--		
5. GENERAL COMMERCIAL			
General Commercial Use Category Standards		Size, use category (max):	1,500 SF
		Relief	CU2

Use	Permission	Use Standard	Specification
		Location:	Ground story
			Corner lot
		Hours of operation (open/close):	6AM/10PM
Animal Services:			
General	--		
Kennel	--		
Veterinary Care	--		
Commissary Kitchen	--		
Eating & Drinking:			
General	--		
Alcohol Service	--		
Entertainment Venue, Indoor:			
Local	--		
Regional	--		
Financial Services:			
General	--		
Alternative	--		
Instructional Services	--		
Lodging	--		
Medical Clinic	--		
Office	--		
Personal Services	P*	General Commercial Use Category Standards apply, as listed above	
Postmortem Services	--		
Retail:			
General	P*	General Commercial Use Category Standards apply, as listed above	
Alcohol	--		

Use	Permission	Use Standard	Specification
Farmers' Market, Certified	CU1*	Hours of operation (open/close):	7AM/7PM
		Special use program:	Sec. 5C.3.4.
Firearms	--		
Food & Beverage	P*	General Commercial Use Category Standards apply, as listed above	
Large Format	--		
Merchant Market	--		
Pet Shop	--		
Seasonal Market	--		
Smoke & Vape Shop	--		
Sexually Oriented Business:			
General	--		
Sexual Encounter	--		
6. HEAVY COMMERCIAL			
Motor Vehicle Services:			
Light	--		
Heavy	--		
Large Vehicle	--		
Car Wash	--		
Fueling Station:			
Electric Vehicle Charging Facility, Standard	P*		
		Screening:	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Supplemental standards:	Sec. 5C.2.5.C.2.
		Separation (min):	

Use	Permission	Use Standard	Specification
Electric Vehicle Charging Facility, Large Vehicle	P*	Residential uses and schools	500'
		Open Space, Residential, Residential-Mixed, or Agricultural Use District	500'
		Relief	CU2
		Findings:	Sec. 5C.2.5.C.3.
		Screening:	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Supplemental standards:	Sec. 5C.2.5.C.3.
Gas Station, Standard Vehicle	--		
Gas Station, Large Vehicle	--		
Motor Vehicle Sales & Rental:			
Standard Vehicle	--		
Large Vehicle	--		
Household Moving Truck Rental	--		
Storage, Indoor:			
General	--		
Self-Service Facility	--		
Storage, Outdoor:			
General	P*	Accessory to:	Other allowed use
		Screening:	
		<i>Outdoor storage screening</i>	S-Screen 1
Standard Vehicle	--		

Use	Permission	Use Standard	Specification
Large Vehicle	--		
Donation Bin	--		
Cargo Container	--		
Official Motor Vehicle Impound	--		
7. LIGHT INDUSTRIAL			
Machine Shop	--		
Manufacturing, Light:			
General	--		
Alcoholic Beverage	--		
Artistic & Artisanal	--		
Cosmetic & Pharmaceutical	--		
Electronics	--		
Food & Drink	--		
Garment & Accessory	--		
Textile	--		
Research & Development	--		
Soundstages & Backlots	--		
Wholesale Trade & Warehousing	--		
8. HEAVY INDUSTRIAL			
Animal Products Processing	--		
Manufacturing, Heavy:	--		
General	--		
Chemical Products	--		
Petroleum & Coal Products	--		
Salvage Yard	--		
Recycling Facility:			

Use	Permission	Use Standard	Specification
Collection	P*	In conjunction with:	<i>Public & Institutional Use</i>
		Size, entire use (max):	200 SF
		Enclosure:	Covered & enclosed
		Screening:	S-Screen 2
		<i>Outdoor storage screening</i>	S-Screen 2
		Hours of operation (open/close):	7AM/7PM
		Supplemental standards:	<i>Sec. 5C.2.7.D.1.</i>
Waste Facility:			
Sorting & Processing	—		
Waste Facility:			
Organic Waste	--		
Hazardous Waste	--		
Solid Waste	--		
Mineral & Ore Extraction	CU3*	Supplemental standards:	<i>Sec. 5C.2.6.H.1.</i>
Oil, Gas, or Hydrocarbon Well	--		
9. AGRICULTURAL			
Animal Keeping:			
Bees	P*	Accessory to:	<i>Dwelling</i>
		Screening:	
		<i>Transition screen</i>	T-Screen 1
		Supplemental standards:	<i>Sec. 5C.2.8.A.1.</i>
Dairy	--		
Equine, Commercial	--		

Use	Permission	Use Standard	Specification
Equine, Non-commercial	--		
Livestock	--		
Pets	P*	In conjunction with:	Other allowed <i>use</i>
Small Animals	--		
Wild Animals	--		
Plant Cultivation:			
Community Garden	P		
Farming	P*	Supplemental standards:	<i>Sec. 5C.2.8.G.1.</i>
KEY: "P"= Permitted Use; "***"= Use Standard Applies; "CU1"= Approval by Zoning Administrator; "CU2"= Public Hearing by Zoning Administrator; "CU3"= Review by City Planning Commission; "S"= Special Use Program; "A-"= Dependent on Most Restrictive Adjoining Zone; "A+"= Dependent on Most Permissive Adjoining Zone; "--"= Use Not Permitted			

Sec. 108. Section 5B.5.5. shall be added to Division 5B.5. of Part 5B. of Article 5. of Chapter 1A of the Los Angeles Municipal Code to read:

SEC. 5B.5.5. COMMERCIAL-MIXED 5 (CX5)

A. Intent

The CX5 Use District is intended to support the clustering of small-scale retail, dining, personal service, office, entertainment, cultural and institutional uses catering to immediately surrounding neighborhoods, as well as a wide range of housing types. The district generally limits commercial uses to a 5,000 square foot establishment size on the ground story.

B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
1. RESIDENTIAL			
Dwelling	P		
Household Business:			
Family Child Care	P		

Use	Permission	Use Standard	Specification
Home Occupation	P*	Hours of operation (open/close):	8AM / 8PM
		Supplemental standards:	Sec. 5C.2.1.A.1.
Home-Sharing	S	Special use program:	
		Home-Sharing Program	Sec. 5C.3.2.
Joint Living & Work Quarters	P*	Designated work space:	Required
Live/Work	P*	Size, dwelling unit average (min):	750 SF
		Designated work space:	Required
Mobile Home Park	P*	Screening:	
		Transition screen	F-Screen 1
Supportive Housing:			
General	P		
Medical Care	P		
Transitional	P		
2. PUBLIC & INSTITUTIONAL			
Cemetery	P*	Screening:	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 1
Civic Facility:			
Local	P		
Regional	--		
Civic Fleet Services	--		
Detention Facility	CU3		
Hospital:			
Local	CU2		
Regional	CU3		
Parking	P*	In conjunction with:	Other allowed use
Public Safety Facility	P		

Use	Permission	Use Standard	Specification
Community Assembly:			
Local	P		
Regional	P		
School:			
Preschool/Daycare	P	Supplemental standards:	Not required
K-12	CU3		
Post-secondary	CU2		
Social Services	P		
Utilities:			
Minor	P*	Screening:	
		<i>Frontage screen</i>	F-Screen 2
		<i>Transition screen</i>	T-Screen 2
Major	CU3		
Solar Energy Facility	P*	In conjunction with:	Other allowed use
		<i>Floor area (min)</i>	0.1 FAR
		Relief	CU3
Wireless Facility, Freestanding	CU2*	Supplemental standards:	<i>Sec. 5C.2.2.A.1.</i>
Wireless Facility, Rooftop	P*	Supplemental standards:	<i>Sec. 5C.2.2.A.1.</i>
3. OPEN SPACE & RECREATION			
Amphitheater or Stadium:			
Local	CU2		
Regional	CU3		
Indoor Recreation:			
Public	P		
Commercial	P*	Size, tenant space (max):	5,000 SF
		Relief	CU2
		Location:	<i>Ground story</i>
Nature Reserve	P		

Use	Permission	Use Standard	Specification
Open Space, Public	P		
Outdoor Recreation:			
Public	P		
Commercial	P		
Golf Course	--		
4. TRANSPORTATION			
Airport	--		
Freight Railway Facility	--		
Freight Transfer Facility	--		
Heliport	CU2*	Accessory to:	Other allowed <i>use</i>
Passenger Transit Facility	P		
5. GENERAL COMMERCIAL			
General Commercial Use Category Standards		Size, tenant space (max):	5,000 SF
		Relief	CU2
Animal Services:			
General	P*	General Commercial Use Category Standards apply, as listed above	
		Enclosure:	Indoors
		Supplemental standards:	Sec. 5C.2.4.A.1.
Kennel	--		
Veterinary Care	P*	General Commercial Use Category Standards apply, as listed above	
		Enclosure:	Indoors
Commissary Kitchen	P*	General Commercial Use Category Standards apply, as listed above	
Eating & Drinking:			
General	P*	General Commercial Use Category Standards apply, as listed above	

Use	Permission	Use Standard	Specification
		Amplified Sound Restrictions:	Applicable
		Relief	CU2
		Supplemental standards:	<i>Sec. 5C.2.4.B.</i>
Alcohol Service	S*	General Commercial Use Category Standards apply, as listed above	
		Amplified Sound Restrictions:	Applicable
		Relief	CU2
		Supplemental standards:	<i>Sec. 5C.2.4.B.</i>
		Special use program:	
		Alcohol Sales Program	<i>Sec. 5C.3.3.</i>
Entertainment Venue, Indoor:			
Local	P*	General Commercial Use Category Standards apply, as listed above	
Regional	--		
Financial Services:			
General	P*	General Commercial Use Category Standards apply, as listed above	
Alternative	--		
Instructional Services	P*	General Commercial Use Category Standards apply, as listed above	
Lodging	CU3*	Supplemental findings:	<i>Sec. 5C.2.4.C.1.</i>
		Project category exceptions:	CU3
		Intensification of use	Exempt
		Intensification threshold	<i>Lodging units: 25% max</i>
Medical Clinic	P*	General Commercial Use Category Standards apply, as listed above	
Office	P*	General Commercial Use Category Standards apply, as listed above	

Use	Permission	Use Standard	Specification
Personal Services	P*	General Commercial Use Category Standards apply, as listed above	
Postmortem Services	CU2*	General Commercial Use Category Standards apply, as listed above	
Retail:			
General	P*	General Commercial Use Category Standards apply, as listed above	
Alcohol	S*	General Commercial Use Category Standards apply, as listed above	
		Special use program:	
		Alcohol Sales Program	Sec. 5C.3.3.
Farmers' Market, Certified	S*	Hours of operation (open/close):	7AM / 9PM
		Special use program:	
		Certified Farmers' Market Program	Sec. 5C.3.4.
Firearms	--		
Food & Beverage	P*	General Commercial Use Category Standards apply, as listed above	
Large Format	--		
Merchant Market	P		
Pet Shop	P*	General Commercial Use Category Standards apply, as listed above	
		Supplemental standards:	Sec. 5C.2.4.F.1.
Seasonal Market	CU2*	Special use program:	
		Seasonal Market Program	Sec. 5C.3.5.
Smoke & Vape Shop	--		
Sexually Oriented Business:			
General	--		
Sexual Encounter	--		
6. HEAVY COMMERCIAL			

Use	Permission	Use Standard	Specification
Motor Vehicle Services:			
Light	--		
Heavy	--		
Large Vehicle	--		
Car Wash	--		
Fueling Station:			
Electric Vehicle Charging Facility, Standard Vehicle	P*		
		Screening:	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Supplemental standards:	Sec. 5C.2.5.C.2.
Electric Vehicle Charging Facility, Large Vehicle	P*	Separation (min):	
		Residential uses and schools	500'
		Open Space, Residential, Residential-Mixed, or Agricultural Use District	500'
		Relief	CU2
		Supplemental findings:	Sec. 5C.2.5.C.3.
		Screening:	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Supplemental standards:	Sec. 5C.2.5.C.3.
Gas Station, Standard Vehicle	--		
Gas Station, Large Vehicle	--		
Motor Vehicle Sales & Rental:			

Use	Permission	Use Standard	Specification
Standard Vehicle	--		
Large Vehicle	--		
Household Moving Truck Rental	--		
Storage, Indoor:			
General	P	Accessory to:	Other allowed use
Self-Service Facility	--		
Storage, Outdoor:			
General	--		
Standard Vehicle	--		
Large Vehicle	--		
Donation Bin	P*	Accessory to:	Other allowed use
		Supplemental standards:	<i>Sec. 5C.2.5.G.1.</i>
Cargo Container	--		
Official Motor Vehicle Impound	--		
7. LIGHT INDUSTRIAL			
Machine Shop	--		
Manufacturing, Light:			
General	--		
Alcoholic Beverage	--		
Artistic & Artisanal	--		
Cosmetic & Pharmaceutical	--		
Electronics	--		
Food & Drink	--		
Garment & Accessory	--		
Textile	--		
Research & Development	--		

Use	Permission	Use Standard	Specification
Soundstages & Backlots	--		
Wholesale Trade & Warehousing	--		
8. HEAVY INDUSTRIAL			
Animal Products Processing	--		
Manufacturing, Heavy:			
General	--		
Chemical Products	--		
Petroleum & Coal Products	--		
Salvage Yard	--		
Recycling Facility:			
Collection	P*	In conjunction with:	Other allowed use
		Size, entire use (max):	600 SF
		Enclosure:	Covered & enclosed
		Screening:	
		Outdoor storage screening	S-Screen 2
		Hours of operation (open/close):	7AM / 7PM
		Supplemental standards:	<i>Sec. 5C.2.7.D.1.</i>
Sorting & Processing	--		
Waste Facility:			
Organic Waste	--		
Hazardous Waste	--		
Solid Waste	--		
Mineral & Ore Extraction	CU3*	Supplemental findings:	<i>Sec. 5C.2.7.H.1.</i>
Oil, Gas, or Hydrocarbon Well	--		

Use	Permission	Use Standard	Specification
9. AGRICULTURAL			
Animal Keeping:			
Bees	P*	Accessory to:	Other allowed use
		Screening:	
		Transition screen	T-Screen 1
		Supplemental standards:	Sec. 5C.2.8.A.1.
Dairy	--		
Equine, Commercial	--		
Equine, Non-commercial	--		
Livestock	--		
Pets	P*	In conjunction with:	Other allowed use
Small Animals	--		
Wild Animals	--		
Plant Cultivation:			
Community Garden	P		
Farming	P*	Supplemental standards:	Sec. 5C.2.8.G.1.
KEY: "P"= Permitted Use; "*"= Use Standard Applies; "CU1"= Approval by Zoning Administrator; "CU2"= Public Hearing by Zoning Administrator; "CU3"= Review by City Planning Commission; "S"= Special Use Program; "A-"= Dependent on Most Restrictive Adjoining Zone; "A+"= Dependent on Most Permissive Adjoining Zone; "--"= Use Not Permitted			

Sec. 109. Section 5B.6.5. shall be added to Division 5B.6 of Part 5B of Article 5 of Chapter 1A of the Los Angeles Municipal Code to read:

SEC. 5B.6.5. INDUSTRIAL-MIXED 5 (IX5)

A. Intent

The IX5 Use District is intended to accommodate light industrial uses, office space, and research and development activity. The Use District also allows a wide range of commercial uses. Residential uses are limited to Joint Living and Work Quarters and Supportive Housing.

B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
1. RESIDENTIAL			
Residential Use Category Standards		Separation (min):	
		Heavy industrial uses	50'
		Relief	CU1
Dwelling	--		
Household Business:			
Family Child Care	--		
Home Occupation	--		
Home-Sharing	--		
Joint Living & Work Quarters	CU1*	Residential Use Category Standards apply, as listed above	
		Designated Work Space	Required
		Supplemental findings:	Sec. 5C.2.1.B.1.
Live/Work	--		
Mobile Home Park	--		
Supportive Housing:			
General	--		
Medical Care	--		
Transitional	P*	Residential Use Category Standards apply, as listed above	
2. PUBLIC & INSTITUTIONAL			
Cemetery	P*	Screening:	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 1
Civic Facility:			
Local	P		
Regional	P		
Civic Fleet Services	P*	Screening:	

Use	Permission	Use Standard	Specification
		<i>Frontage screen</i>	F-Screen 4
		<i>Transition screen</i>	T-Screen 1
Detention Facility	CU3		
Hospital:			
Local	CU2		
Regional	CU3		
Parking	P*	In conjunction with:	Other allowed <i>use</i>
Public Safety Facility	P		
Community Assembly:			
Local	CU2		
Regional	CU2		
School:			
Preschool/Daycare	--		
K-12	CU3		
Post-secondary	CU2		
Social Services	P		
Utilities:			
Minor	P*	Screening:	
		<i>Frontage screen</i>	F-Screen 2
		<i>Transition screen</i>	T-Screen 2
Major	CU3		
Solar Energy Facility	P*	In conjunction with:	Other allowed <i>use</i>
		<i>Floor area (min)</i>	0.1 FAR
		Relief	CU3
Wireless Facility, Freestanding	P*	Supplemental standards:	Sec. 5C.2.2.A.1.
Wireless Facility, Rooftop	P*	Supplemental standards:	Sec. 5C.2.2.A.1.

Use	Permission	Use Standard	Specification
3. OPEN SPACE & RECREATION			
Amphitheater or Stadium:			
Local	P		
Regional	CU3		
Indoor Recreation:			
Public	P		
Commercial	P		
Nature Reserve	P		
Open Space, Public	P		
Outdoor Recreation:			
Public	P		
Commercial	P		
Golf Course	--		
4. TRANSPORTATION			
Airport	--		
Freight Railway Facility	--		
Freight Transfer Facility	--		
Heliport	CU2*	Accessory to:	Other allowed <i>use</i>
Passenger Transit Facility	P		
5. GENERAL COMMERCIAL			
Animal Services:			
General	P*	Enclosure:	Indoors
		Supplemental standards:	Sec. 5C.2.4.A.1.
Kennel	P*	Separation (min):	
		Residential or Residential-Mixed Use District	200'

Use	Permission	Use Standard	Specification
		Relief	CU2
		Enclosure:	Indoors
Veterinary Care	P*	Enclosure:	Indoors
Commissary Kitchen	P		
Eating & Drinking:			
General	P*	Amplified Sound Restrictions:	Applicable
		Relief	CU2
		Supplemental standards:	<i>Sec. 5C.2.4.B.</i>
Alcohol Service	S*	Amplified Sound Restrictions:	Applicable
		Relief	
		Supplemental Standards:	<i>Sec. 5C.2.4.B.</i>
		Special use program:	
		Alcohol Sales Program	<i>Sec. 5C.3.3.</i>
Entertainment Venue, Indoor:			
Local	P		
Regional	CU3		
Financial Services:			
General	P		
Alternative	CU2		
Instructional Services	P		
Lodging	--		
Medical Clinic	P		
Office	P		
Personal Services	P		
Postmortem Services	P		
Retail:			

Use	Permission	Use Standard	Specification
General	P		
Alcohol	S	Special use program:	
		Alcohol Sales Program	Sec. 5C.3.3.
Farmers' Market, Certified	CU1*	Hours of operation (open/close):	7AM/9PM
		Special use program:	
		Certified Farmers' Market Program	Sec. 5C.3.4.
Firearms	CU2*	Supplemental findings:	Sec. 5C.2.4.D.1.
Food & Beverage	P		
Large Format	CU3*	Supplemental findings:	Sec. 5C.2.4.E.1.
Merchant Market	P		
Pet Shop	P*	Supplemental standards:	Sec. 5C.2.4.F.1.
Seasonal Market	CU2*	Special use program:	
		Seasonal Market Program	Sec. 5C.3.5.
Smoke & Vape Shop	P*	Separation:	
		Residential, Residential-Mixed, or Agricultural Use District	500'
		Relief	CU2
		Use standard applicability	Sec. 5A.1.2.C.3.
		Within 500'	Residential, Residential-Mixed, or Agricultural Use District

Use	Permission	Use Standard	Specification
		Hours of operation (open/close):	7 AM / 10 PM
Sexually Oriented Business:			
General	P*	Separation (min):	
		Other Sexually Oriented Business	1,000'
		Sensitive use	500'
		Residential, Residential-Mixed, or Agricultural Use District	500'
		Relief	CU2
		Supplemental Procedure:	Sec. 5C.2.4.G.
Sexual Encounter	P*	Separation (min):	
		Other Sexually Oriented Business	1,000'
		Sensitive use	500'
		Residential, Residential-Mixed, or Agricultural Use District	500'
6. HEAVY COMMERCIAL			
Motor Vehicle Services:			
Light	P*	Separation (min):	
		Sensitive use	200'
		Residential, Residential-Mixed, or Agricultural Use District	200'
		Relief	CU2
		Enclosure:	Indoors
		Screening:	

Use	Permission	Use Standard	Specification
		<i>Frontage screen</i>	F-Screen 3
		<i>Transition screen</i>	T-Screen 1
		Hours of operation (open/close):	7AM/7PM
		Supplemental standards:	<i>Sec. 5C.2.5.A.1.</i>
Heavy	P*	Separation (min):	
		<i>Sensitive use</i>	500'
		Residential, Residential-Mixed, or Agricultural Use District	500'
		Relief	CU2
		Enclosure:	Indoors
		Screening:	
		<i>Frontage screen</i>	F-Screen 3
		<i>Transition screen</i>	T-Screen 1
		Hours of operation (open/close):	7AM/7PM
		Supplemental standards:	<i>Sec. 5C.2.5.A.1.</i>
Large Vehicle	--		
Car Wash	P*	Separation (min):	
		<i>Sensitive use</i>	200'
		Residential, Residential-Mixed, or Agricultural Use District	200'
		Relief	CU2

Use	Permission	Use Standard	Specification
		Screening:	
		<i>Frontage screen</i>	F-Screen 3
		<i>Transition screen</i>	T-Screen 1
		Hours of operation (open/close):	7AM/7PM
		Supplemental standards:	<i>Sec. 5C.2.5.B.1.</i>
Fueling Station:			
Electric Vehicle Charging Facility, Standard Vehicle	P*		
		Screening:	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Supplemental standards:	<i>Sec. 5C.2.5.C.2.</i>
Electric Vehicle Charging Facility, Large Vehicle	P*	Separation (min):	
		Residential uses and schools	500'
		Open Space, Residential, Residential-Mixed, or Agricultural Use District	500'
		Relief	CU2
		Findings:	<i>Sec. 5C.2.5.C.3.</i>
		Screening:	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Supplemental standards:	<i>Sec. 5C.2.5.C.3.</i>
	P*	Separation (min):	

Use	Permission	Use Standard	Specification
Gas Station, Standard Vehicle		<i>Sensitive use</i>	200'
		Residential, Residential-Mixed Agricultural Use District	200'
		Relief	CU2
		Screening:	
		<i>Frontage screen</i>	F-Screen 4
		<i>Transition screen</i>	T-Screen 1
		Amplified Sound Restrictions:	Applicable
		Supplemental standards:	Sec. 5C.2.5.C.1.
Gas Station, Large Vehicle	CU2*	Separation (min):	
		Sensitive uses	500'
		Residential, Residential-Mixed Agricultural Use District	500'
		Screening:	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Amplified Sounds Restrictions:	Applicable
		Supplemental standards:	Sec. 5C.2.5.C.1.
Motor Vehicle Sales & Rental:			
Standard Vehicle	P*	Separation (min):	
		<i>Sensitive use</i>	200'

Use	Permission	Use Standard	Specification
		Agricultural, Residential, or Residential-Mixed use District	200'
		Relief	CU2
		Screening:	
		<i>Frontage screen</i>	F-Screen 4
		<i>Transition screen</i>	T-Screen 1
		Supplemental standards:	<i>Sec. 5C.2.5.D.1.</i>
Large Vehicle	--		
Household Moving Truck Rental	P*	Separation (min)	
		<i>Sensitive use</i>	200'
		Agricultural, Residential, or Residential-Mixed Use District	200'
		Relief	CU2
		Screening:	
		<i>Frontage screen</i>	F-Screen 4
		<i>Transition screen</i>	T-Screen 1
		Supplemental standards:	<i>Sec. 5C.2.5.D.1.</i>
Storage, Indoor:			
General	P		
Self-Service Facility	P		
Storage, Outdoor:			
General	P*	Accessory to:	Other allowed <i>use</i>
		Screening:	

Use	Permission	Use Standard	Specification
		<i>Outdoor storage screening</i>	S-Screen 2
Standard Vehicle	P*	Separation (min):	
		<i>Sensitive use</i>	200'
		Residential, Residential-Mixed, or Agricultural Use District	200'
		Relief	CU2
		Screening:	
		Frontage screen	F-Screen 4
		Transition screen	T-Screen 1
		Supplemental standards:	<i>Sec. 5C.2.5.F.1.</i>
Large Vehicle	P*	Separation (min):	
		<i>Sensitive use</i>	200'
		Residential, Residential-Mixed, or Agricultural Use District	200'
		Relief	CU2
		Screening:	
		<i>Frontage screen</i>	F-Screen 4
		<i>Transition screen</i>	T-Screen 1
Donation Bin	P*	Accessory to:	Other allowed <i>use</i>
		Supplemental standards:	<i>Sec. 5C.2.5.G.1.</i>
Cargo Container	P*	Separation (min):	

Use	Permission	Use Standard	Specification
		<i>Sensitive Use</i>	500'
		Residential, Residential-Mixed, or Agricultural Use District	500'
		Relief	CU2
		Screening:	
		<i>Frontage screen</i>	F-Screen 5
		<i>Transition screen</i>	T-Screen 2
		Supplemental standards:	Sec. 5C.2.5.H.1.
Official Motor Vehicle Impound	P*	Separation (min):	
		Sensitive use	200'
		Residential, Residential-Mixed, or Agricultural Use District	200'
		Relief	CU2
		Screening:	
		<i>Frontage screen</i>	F-Screen 4
		<i>Transition screen</i>	T-Screen 1
7. LIGHT INDUSTRIAL			
Light Industrial Use Category Standards			
		Use standard applicability	Sec. 5A.1.2.C.3.
		<i>Acjoining lot</i>	<i>Sensitive use</i> Residential, Residential-Mixed, or Agricultural Use District

Use	Permission	Use Standard	Specification
		Enclosure:	Indoors
		Screening:	
		Frontage screen	F-Screen 4
		Transition screen	T-Screen 2
Machine Shop	P*	Light Industrial Use Category Standards apply, as listed above	
Manufacturing, Light:			
General	P*	Light Industrial Use Category Standards apply, as listed above	
Alcoholic Beverage	P*	Light Industrial Use Category Standards apply, as listed above	
Artistic & Artisanal	P*	Light Industrial Use Category Standards apply, as listed above	
Cosmetic & Pharmaceutical	P*	Light Industrial Use Category Standards apply, as listed above	
Electronics	P*	Light Industrial Use Category Standards apply, as listed above	
Food & Drink	P*	Light Industrial Use Category Standards apply, as listed above	
Garment & Accessory	P*	Light Industrial Use Category Standards apply, as listed above	
Textile	P*	Light Industrial Use Category Standards apply, as listed above	
Research & Development	P*	Light Industrial Use Category Standards apply, as listed above	
Soundstages & Backlots	P*	Light Industrial Use Category Standards apply, as listed above	
Wholesale Trade & Warehousing	P*	Light Industrial Use Category Standards apply, as listed above	
8. HEAVY INDUSTRIAL			
Animal Products Processing	--		
Manufacturing, Heavy:			

Use	Permission	Use Standard	Specification
General	--		
Chemical Products	--		
Petroleum & Coal Products	--		
Salvage Yard	--		
Recycling Facility:			
Collection	P*	In conjunction with:	Other allowed <i>use</i>
		Size, entire use (max)	600 SF
		Enclosure:	Covered & enclosed
		Separation (min)	
		Agricultural, Residential, or Residential-Mixed Use District	100'
		Relief	CU2
		Screening:	
		<i>Outdoor storage screening</i>	S-Screen 2
		Hours of operation (open/close)	7AM/7PM
		Supplemental standards	<i>Sec. 5C.2.7.D.1.</i>
Sorting & Processing	--		
Waste Facility:			
Organic Waste	--		
Hazardous Waste	--		
Solid Waste	--		
Mineral & Ore Extraction	CU3*	Supplemental findings:	<i>Sec. 5C.2.7.H.1.</i>
Oil, Gas, or Hydrocarbon Well	--		

Use	Permission	Use Standard	Specification
9. AGRICULTURAL			
Animal Keeping:			
Bees	P*	Accessory to:	Other allowed use
		Screening:	
		<i>Transition screen</i>	T-Screen 1
		Supplemental standards:	Sec. 5C.2.8.A.1.
Dairy	--		
Equine, Commercial	--		
Equine, Non-commercial	--		
Livestock	--		
Pets	P*	In conjunction with:	Other allowed use
Small Animals	--		
Wild Animals	--		
Plant Cultivation:			
Community Garden	P		
Farming	P*	Supplemental standards:	Sec. 5C.2.8.G.1.
KEY: "P"= Permitted Use; "*"= Use Standard Applies; "CU1"= Approval by Zoning Administrator; "CU2"= Public Hearing by Zoning Administrator; "CU3"= Review by City Planning Commission; "S"= Special Use Program; "A-"= Dependent on Most Restrictive Adjoining Zone; "A+"= Dependent on Most Permissive Adjoining Zone; "--"= Use Not Permitted			

Sec. 110. Section 5B.6.6. shall be added to Division 5B.6 of Part 5B of Article 5 of Chapter 1A of the Los Angeles Municipal Code to read:

SEC. 5B.6.6. INDUSTRIAL-MIXED 6 (IX6)

A. Intent

The IX6 Use District is intended to accommodate light industrial uses, as well as a wide range of commercial and institutional uses. Any residential uses must be in conjunction with light manufacturing uses, a Legacy Small Business, or live/work uses, and comply with the Inclusionary Housing Program.

B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
1. RESIDENTIAL			
Residential Use Category Standards		Separation (min):	
		<i>Heavy industrial uses</i>	50'
		Relief	CU1
Dwelling	S*	In conjunction with at least one of the following:	Productive Space (Sec. 5C.3.34.)
			Legacy Small Business Program (Sec. 5C.3.6.)
		Minimum area:	0.5 FAR
		Special use program:	
		Inclusionary Housing Program	Sec. 5C.3.1.
Household Business:			
Family Child Care	P		
Home Occupation	P*	Hours of operation (open/close):	8AM / 8PM
		Supplemental standards:	Sec. 5C.2.1.A.1.
Home-Sharing	S	Special use program:	
		Home-Sharing Program	Sec. 5C.3.2.
Joint Living & Work Quarters	P*	Residential Use Category Standards apply, as listed above	
		Designated Work Space:	Required
Live/Work	S*	Residential Use Category Standards apply, as listed above	

Use	Permission	Use Standard	Specification
		Designated Work Space:	Required
		Special use program:	
		Inclusionary Housing Program	Sec. 5C.3.1.
Mobile Home Park	--		
Supportive Housing:			
General	P*	Residential Use Category Standards apply, as listed above	
		Affordable Housing:	100%
Medical Care	P*	Residential Use Category Standards apply, as listed above	
Transitional	P*	Residential Use Category Standards apply, as listed above	
2. PUBLIC & INSTITUTIONAL			
Cemetery	P*	Screening	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 1
Civic Facility:			
Local	P		
Regional	P		
Civic Fleet Services	P*	Screening:	
		Frontage screen	F-Screen 4
		Transition screen	T-Screen 1
Detention Facility	CU3		
Hospital:			
Local	P		
Regional	P		

Use	Permission	Use Standard	Specification
Parking	P*	In conjunction with:	Other allowed use
Public Safety Facility	P		
Community Assembly:			
Local	P		
Regional	P		
School:			
Preschool/Daycare	P	Supplemental Standards:	Not required
K-12	P		
Post-secondary	P		
Social Services	P		
Utilities:			
Minor	P*	Screening:	
		<i>Frontage screen</i>	F-Screen 3
		<i>Transition screen</i>	T-Screen 1
Major	CU3		
Solar Energy Facility	P*	In conjunction with:	Other allowed use
		Minimum area:	0.1 FAR
		Relief	CU3
Wireless Facility, Freestanding	P*	Supplemental standards:	Sec. 5C.2.2.A.1.
Wireless Facility, Rooftop	P*	Supplemental standards:	Sec. 5C.2.2.A.1.
3. OPEN SPACE & RECREATION			
Amphitheater or Stadium:			
Local	P		

Use	Permission	Use Standard	Specification
Regional	CU3		
Indoor Recreation:			
Public	P		
Commercial	P		
Nature Reserve	P		
Open Space, Public	P		
Outdoor Recreation:			
Public	P		
Commercial	P		
Golf Course	--		
4. TRANSPORTATION			
Airport	--		
Freight Railway Facility	--		
Freight Transfer Facility	--		
Heliport	CU2*	Accessory to:	Other allowed use
Passenger Transit Facility	P		
5. GENERAL COMMERCIAL			
General Commercial Use Category Standards		Size, tenant space (max):	10,000 SF
		Relief	CU2
		Use standard applicability	Sec. 5A.1.2.C.3.
		Adjoining lot	Residential, Residential-Mixed, or Agricultural Use District

Use	Permission	Use Standard	Specification
		Screening:	
		Transition screen	T-Screen 1
Animal Services:			
General	P*	General Commercial Use Category Standards apply, as listed above	
		Enclosure:	Indoors
		Supplemental standards:	Sec. 5C.2.4.A.1.
Kennel	P*	General Commercial Use Category Standards apply, as listed above	
		Enclosure:	Covered and enclosed
		Separation (min):	
		Residential, or Residential-Mixed Use District	500'
		Relief	CU2
Veterinary Care	P*	General Commercial Use Category Standards apply, as listed above	
		Enclosure:	Indoors
Commissary Kitchen	P*	General Commercial Use Category Standards apply, as listed above	
Eating & Drinking:			
General	P*	General Commercial Use Category Standards apply, as listed above	
		Amplified Sound Restrictions:	Applicable
		Relief	CU2

Use	Permission	Use Standard	Specification
		Supplemental Standards:	Sec. 5C.2.4.B.
Alcohol Service	S*	General Commercial Use Category Standards apply, as listed above	
		In conjunction with:	Eating & Drinking: General
		Amplified Sound Restrictions:	Applicable
		Relief	CU2
		Supplemental Standards	Sec. 5C.2.4.B.
		Special use program:	
		Alcohol Sales Program	Sec. 5C.3.3.
Entertainment Venue, Indoor:			
Local	P*	General Commercial Use Category Standards apply, as listed above	
Regional	CU3		
Financial Services:			
General	P*	General Commercial Use Category Standards apply, as listed above	
Alternative	--		
Instructional Services	P*	General Commercial Use Category Standards apply, as listed above	
Lodging	CU3*	Supplemental findings:	Sec. 5C.2.4.C.1.
		Project category exceptions:	CU3
		Intensification of use	Exempt

Use	Permission	Use Standard	Specification
		Intensification threshold	Lodging units: 25% max
Medical Clinic	P*	General Commercial Use Category Standards apply, as listed above	
Office	P		
Personal Services	P*	General Commercial Use Category Standards apply, as listed above	
Postmortem Services	--		
Retail:			
General	P*	General Commercial Use Category Standards apply, as listed above	
Alcohol	S*	General Commercial Use Category Standards apply, as listed above	
		Special use program:	
		Alcohol Sales Program	Sec. 5C.3.3.
Farmers' Market, Certified	CU1*	Hours of operation (open/close):	7AM / 9PM
		Special use program:	
		Certified Farmers' Market Program	Sec. 5C.3.4.
Firearms	--		
Food & Beverage	P*	General Commercial Use Category Standards apply, as listed above	
Large Format	CU3*	Supplemental findings:	Sec. 5C.2.4.E.1.
Merchant Market	P		
Pet Shop	P*	General Commercial Use Category Standards apply, as listed above	

Use	Permission	Use Standard	Specification
		Supplemental standards:	Sec. 5C.2.4.E.1.
Seasonal Market	CU2*	Special use program:	
		Seasonal Market Program	Sec. 5C.3.5.
Smoke & Vape Shop	P*	General Commercial Use Category Standards apply, as listed above	
		Separation (min):	
		School: K-12	500'
		Relief	CU2
Sexually Oriented Business:			
General	P*	General Commercial Use Category Standards apply, as listed above	
		Separation (min):	
		Other sexually oriented business	1,000'
		Residential, Residential-Mixed, or Agricultural Use District	500'
		Sensitive uses	500'
		Relief	CU2
		Supplemental Procedure:	Sec. 5C.2.4.G.2.
Sexual Encounter	--		
6. HEAVY COMMERCIAL			
Heavy Commercial Use Category Standards		Size, tenant space (max):	10,000 SF
		Relief	CU2

Use	Permission	Use Standard	Specification
Motor Vehicle Services:			
Light	--		
Heavy	--		
Large Vehicle	--		
Car Wash	--		
Fueling Station:			
Electric Vehicle Charging Facility, Standard Vehicle	P*		
		Screening:	
		Frontage Screen	F-Screen 3
		Transition Screen	T-Screen 1
		Supplemental standards:	Sec. 5C.2.5.C.2.
Electric Vehicle Charging Facility, Large Vehicle	P*	Separation (min):	
		Residential uses and schools	500'
		Open Space, Residential, Residential-Mixed, or Agricultural Use District	500'
		Relief	CU2
		Findings:	Sec. 5C.2.5.C.3.
		Screening:	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1

Use	Permission	Use Standard	Specification
		Supplemental standards:	Sec. 5C.2.5.C.3.
Gas Station, Standard Vehicle	--		
Gas Station, Large Vehicle	--		
Motor Vehicle Sales & Rental:			
Standard Vehicle	--		
Large Vehicle	--		
Household Moving Truck Rental	--		
Storage, Indoor:			
General	P*	Heavy Commercial Use Category Standards apply, as listed above	
		Accessory to:	Other allowed use
Self-Service Facility	P*	General Commercial Use Category Standards apply, as listed above	
		In conjunction with:	Other allowed use
		Minimum area:	0.1 FAR
		Separation (min):	
		Other storage, indoor: self-service facility use	500'
		Relief	CU2
		Supplemental findings:	Sec. 5C.2.5.E.1.
Storage, Outdoor:			
General	--		

Use	Permission	Use Standard	Specification
Standard Vehicle	--		
Large Vehicle	--		
Donation Bin	P*	Accessory to:	Other allowed use
		Supplemental standards:	Sec. 5C.2.5.G.1.
Cargo Container	--		
Official Motor Vehicle Impound	--		
7. LIGHT INDUSTRIAL			
Light Industrial Use Category Standards		Size, tenant space (max):	10,000 SF
		Relief	CU2
		Use standard applicability	Sec. 5A.1.2.C.3.
		Adjoining lot	Residential, Residential-Mixed, or Agricultural Use District
			Sensitive use
		Screening:	
		Frontage screen	F-Screen 4
		Transition screen	T-Screen 2
		Enclosure:	Indoors
Machine Shop	P*	Light Industrial Use Category Standards apply, as listed above	
Manufacturing, Light:			
General	P*	Light Industrial Use Category Standards apply, as listed above	

Use	Permission	Use Standard	Specification
Alcoholic Beverage	P*	Light Industrial Use Category Standards apply, as listed above	
Artistic & Artisanal	P*	Light Industrial Use Category Standards apply, as listed above	
Cosmetic & Pharmaceutical	P*	Light Industrial Use Category Standards apply, as listed above	
Electronics	P*	Light Industrial Use Category Standards apply, as listed above	
Food & Drink	P*	Light Industrial Use Category Standards apply, as listed above	
Garment & Accessory	P*	Light Industrial Use Category Standards apply, as listed above	
Textile	P*	Light Industrial Use Category Standards apply, as listed above	
Research & Development	P*	Light Industrial Use Category Standards apply, as listed above	
Soundstages & Backlots	P*	Light Industrial Use Category Standards apply, as listed above	
Wholesale Trade & Warehousing	CU3*	Light Industrial Use Category Standards apply, as listed above	
		Supplemental findings:	Sec. 5C.2.6.A.
8. HEAVY INDUSTRIAL			
Animal Products Processing	--		
Manufacturing, Heavy:			
General	--		
Chemical Products	--		
Petroleum & Coal Products	--		
Salvage Yard	--		

Use	Permission	Use Standard	Specification
Recycling Facility:			
Collection	P*	In conjunction with:	Other allowed use
		Size, entire use (max):	600 SF
		Screening:	
		Outdoor storage screening	S-Screen 2
		Hours of operation (open/close):	7AM / 7PM
		Supplemental standards:	Sec. 5C.2.7.D.1.
Sorting & Processing	--		
Waste Facility:			
Organic Waste	--		
Hazardous Waste	--		
Solid Waste	--		
Mineral & Ore Extraction	CU3*	Supplemental standards:	Sec. 5C.2.7.H.1.
Oil, Gas, or Hydrocarbon Well	--		
9. AGRICULTURAL			
Animal Keeping:			
Bees	P*	Accessory to:	Other allowed use
		Supplemental standards:	Sec. 5C.2.8.A.1.
Dairy	--		
Equine, Commercial	--		
Equine, Non-commercial	--		
Livestock	--		

Use	Permission	Use Standard	Specification
Pets	P		
Small Animals	--		
Wild Animals	--		
Plant Cultivation:			
Community Garden	P		
Farming	P*	Enclosure:	Indoors
		Supplemental standards:	Sec. 5C.2.8.G.1.
KEY: "P"= Permitted Use; "*" = Use Standard Applies; "CU1"= Approval by Zoning Administrator; "CU2"= Public Hearing by Zoning Administrator; "CU3"= Review by City Planning Commission; "S"= Special Use Program; "A-"= Dependent on Most Restrictive Adjoining Zone; "A+"= Dependent on Most Permissive Adjoining Zone; "--"= Use Not Permitted			

Sec. 111. An opening paragraph shall be added after the title, "Div. 5B7. INDUSTRIAL USE DISTRICTS" and before Sec. 5B.7.1 to Division 5B.7. of Part 5B. of Article 5. Of Chapter 1A of the Los Angeles Municipal Code to read:

Industrial Use Districts prioritize the use of land for manufacturing, warehousing, and goods processing industries, while allowing commercial uses that support the needs of businesses and workers. Residential and other *sensitive uses* are prohibited and the Use Districts include use standards ensuring protections for any residential or *sensitive uses* in the vicinity.

Sec. 112. The Light Industrial Use Category Standards row of Paragraph 7. Of Subsection B. of Section 5B.7.2. of Division 5B.7. of Part 5B. of Article 5. Of Chapter 1A of the Los Angeles Municipal Code shall be amended to read:

Use	Permission	Use Standard	Specification
		Use standard applicability:	Sec. 5A.1.2.C.3.
		Adjoining lot	<i>Sensitive use,</i>
			Residential, Residential-Mixed,

Light Industrial Use Category Standards			or Agricultural <i>Use District</i>
		Enclosure:	Indoors
		Screening:	
		Transition Screen	T-Screen 2

Sec. 113. Section 5B.7.3. of Division 5B.7. of Part 5B. of Article 5. Of Chapter 1A of the Los Angeles Municipal Code shall be added to read:

SEC. 5B.7.3. INDUSTRIAL 3 (I3)

A. Intent

The I3 Use District is intended to support a wide range of commercial and industrial uses that support commerce, manufacturing, goods movement, and warehousing. Industrial uses are regulated to ensure disruptions to *abutting uses* and nearby communities are minimized.

B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
1. RESIDENTIAL			
Dwelling	--		
Household Business:			
Family Child Care	--		
Home Occupation	--		
Home-Sharing	--		
Joint Living & Work Quarters	--		
Live/Work	--		
Mobile Home Park	--		
Supportive Housing:			
General	--		
Medical Care	--		
Transitional	--		
2. PUBLIC & INSTITUTIONAL			

Use	Permission	Use Standard	Specification
Cemetery	P*	Screening:	
		<i>Frontage screen</i>	F-Screen 2
		<i>Transition screen</i>	T-Screen 1
Civic Facility:			
Local	P		
Regional	P		
Civic Fleet Services	P*	Screening:	
		<i>Frontage screen</i>	F-Screen 2
		<i>Transition screen</i>	T-Screen 1
Detention Facility	CU3		
Hospital:			
Local	CU2		
Regional	CU3		
Parking	P*	In conjunction with:	Other allowed <i>use</i>
Public Safety Facility	P		
Community Assembly:			
Local	CU2		
Regional	CU2		
School:			
Preschool/Daycare	--		
K-12	--		
Post-secondary	CU2		
Social Services	P		
Utilities:			
Minor	P*	Screening:	
		<i>Frontage screen</i>	F-Screen 2
		<i>Transition screen</i>	T-Screen 2

Use	Permission	Use Standard	Specification
Major	CU3		
Solar Energy Facility	P*	In conjunction with:	Other allowed <i>use</i>
		Minimum area:	0.1 <i>FAR</i>
		Relief	CU3
Wireless Facility, Freestanding	P*	Supplemental standards:	<i>Sec. 5C.2.2.A.1.</i>
Wireless Facility, Rooftop	P*	Supplemental standards:	<i>Sec. 5C.2.2.A.1.</i>
3. OPEN SPACE & RECREATION			
Amphitheater or Stadium:			
Local	P		
Regional	CU3		
Indoor Recreation:			
Public	P		
Commercial	P		
Nature Reserve	P		
Open Space, Public	P		
Outdoor Recreation:			
Public	P		
Commercial	--		
Golf Course	--		
4. TRANSPORTATION			
Airport	--		
Freight Railway Facility	CU3		
Freight Transfer Facility	CU3		
Heliport	CU2*	Accessory to:	Other allowed <i>use</i>
Passenger Transit Facility	P		

Use	Permission	Use Standard	Specification
5. GENERAL COMMERCIAL			
Animal Services:			
General	P*	Enclosure:	Indoors
		Supplemental standards:	<i>Sec. 5C.2.4.A.1.</i>
Kennel	P*	Enclosure:	Indoors
		Separation:	
		Residential or Residential-Mixed Use District	200'
		Relief	CU2
Veterinary Care	P*	Enclosure:	Indoors
Commissary Kitchen	P		
Eating & Drinking:			
General	P*	Amplified Sound Restrictions:	Applicable
		Relief	CU2
		Supplemental standards:	<i>Sec. 5C.2.4.B.</i>
Alcohol Service	S*	Amplified Sound Restrictions	Applicable
		Relief	CU2
		Supplemental standards:	<i>Sec. 5C.2.4.B.</i>
		Special Use Program:	
		Alcohol Sales Program	<i>Sec. 5C.3.3</i>
Entertainment Venue, Indoor:			
Local	--		
Regional	--		
Financial Services:			

Use	Permission	Use Standard	Specification
General	--		
Alternative	--		
Instructional Services	P		
Lodging	--		
Medical Clinic	--		
Office	P		
Personal Services	--		
Postmortem Services	P		
Retail:			
General	P		
Alcohol	S	Special use program:	
		Alcohol Sales Program	Sec. 5C.3.3.
Farmers' Market, Certified	S*	Hours of operation (open/close):	7AM/7PM
		Special use program:	
		Certified Farmers' Market Program	Sec. 5C.3.4.
Firearms	CU2*	Supplemental findings:	Sec. 5C.2.4.D.1.
Food & Beverage	P		
Large Format	CU3*	Supplemental findings:	Sec. 5C.2.4.E.1.
Merchant Market	P		
Pet Shop	P*	Supplemental standards:	Sec. 5C.2.4.F.1.
Seasonal Market	S	Special use program:	
		Seasonal Market Program	Sec. 5C.3.5.
Smoke & Vape Shop	P*	Separation (min):	

Use	Permission	Use Standard	Specification
		Residential, Residential-Mixed, or Agricultural Use District	500'
		Relief:	CU2
		Supplemental findings:	Sec.5C.2.4.H.
		Use standard applicability	Sec. 5A.1.2.C.3.
		Within 500'	Residential, Residential-Mixed, or Agricultural Use District
		Hours of operation (open/close):	7 AM / 10 PM
Sexually Oriented Business:			
General	P*	Separation (min):	
		Other <i>sexually oriented business</i>	1,000'
		<i>Sensitive use</i>	500'
		Residential, Residential-Mixed, or Agricultural Use District	500'
		Relief	CU2
		Supplemental Procedure:	Sec.5C.2.4.G.
Sexual Encounter	CU2*	Separation (min):	
		Other <i>sexually oriented business</i>	1,000'
		Residential, Residential-Mixed, or	500'

Use	Permission	Use Standard	Specification
		Agricultural Use District	
		<i>Sensitive use</i>	500'
6. Heavy Commercial			
Motor Vehicle Services:			
Light	P*	Separation (min):	
		<i>Sensitive Use</i>	200'
		Residential, Residential-Mixed, or Agricultural Use District	200'
		Relief	CU2
		Enclosure:	Indoors
		Screening:	
		<i>Frontage screen</i>	F-Screen 3
		<i>Transition screen</i>	T-Screen 1
		Hours of operation (open/close):	7AM/7PM
		Supplemental standards:	<i>Sec. 5C.2.5.A.1.</i>
Heavy	P*	Separation (min):	
		<i>Sensitive Use</i>	500'
		Residential, Residential-Mixed, or Agricultural Use District	500'
		Relief	CU2
		Enclosure:	Indoors
		Screening:	

Use	Permission	Use Standard	Specification
		<i>Frontage screen</i>	F-Screen 3
		<i>Transition screen</i>	T-Screen 1
		Hours of Operation (open/close):	7AM/7PM
		Supplemental standards:	<i>Sec. 5C.2.5.A.1.</i>
Large Vehicle	P*	Separation (min):	
		<i>Sensitive use</i>	500'
		Residential, Residential-Mixed, or Agricultural Use District	500'
		Relief	CU2
		Enclosure:	Indoors
		Screening:	
		<i>Frontage screen</i>	F-Screen 3
		<i>Transition screen</i>	T-Screen 1
		Hours of operation (open/close):	7AM/7PM
		Supplemental standards:	<i>Sec. 5C.2.5.A.1.</i>
Car Wash	P*	Separation (min):	
		<i>Sensitive Use</i>	200'
		Residential, Residential-Mixed, or Agricultural Use District	200'
		Relief	CU2
		Screening:	

Use	Permission	Use Standard	Specification
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Hours of operation (open/close):	7AM/7PM
		Supplemental standards:	Sec. 5C.2.5.B.1.
Fueling Station:			
Electric Vehicle Charging Facility, Standard Vehicle	P*		
		Screening:	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Supplemental standards:	Sec. 5C.2.5.C.2.
Electric Vehicle Charging Facility, Large Vehicle	P*	Separation (min):	
		Residential uses and schools	500'
		Open Space, Residential, Residential-Mixed, or Agricultural Use District	500'
		Relief	CU2
		Findings:	Sec. 5C.2.5.C.3.
		Screening:	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Supplemental standards:	Sec. 5C.2.5.C.3.
Gas Station, Standard Vehicle	P*	Separation (min):	200'
		Sensitive use	200'

Use	Permission	Use Standard	Specification
		Residential, Residential-Mixed, or Agricultural Use District	200'
		Relief	CU2
		Screening:	
		<i>Frontage screen</i>	F-Screen 3
		<i>Transition screen</i>	T-Screen 1
		Hours of operation (open/close)	7AM/7PM
		Supplemental standards:	<i>Sec. 5C.2.5.C.1.</i>
Gas Station, Large Vehicle	P*	Separation (min):	
		Sensitive use	500'
		Residential, Residential-Mixed, or Agricultural Use District	500'
		Screening:	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Supplemental standards:	<i>Sec. 5C.2.5.C.1.</i>
Motor Vehicle Sales & Rental:			
Standard Vehicle	P*	Screening:	
		<i>Frontage screen</i>	F-Screen 3
		<i>Transition screen</i>	T-Screen 1

Use	Permission	Use Standard	Specification
		Supplemental standards:	<i>Sec. 5C.2.5.D.1.</i>
Large Vehicle	P*	Screening:	
		<i>Frontage screen</i>	F-Screen 3
		<i>Transition screen</i>	T-Screen 1
		Supplemental standards:	<i>Sec. 5C.2.5.D.1.</i>
Household Moving Truck Rental	P*	Separation (min):	
		<i>Sensitive Use</i>	200'
		<i>Agricultural, Residential, or Residential-Mixed Use District</i>	200'
		Relief	CU2
		Screening:	
		<i>Frontage screen</i>	F-Screen 4
		<i>Transition screen</i>	T-screen 1
Storage, Indoor:			
General	P		
Self-Service Facility	P		
Storage, Outdoor:			
General	P*	Accessory to:	Other allowed use
		Screening:	
		<i>Outdoor storage screening</i>	S-Screen 2
Standard Vehicle	P*	Separation (min):	
		<i>Sensitive use</i>	200'
		Residential, Residential-	200'

Use	Permission	Use Standard	Specification
		Mixed, or Agricultural Use District	
		Relief	CU2
		Screening:	
		<i>Frontage screen</i>	F-Screen 4
		<i>Transition screen</i>	T-Screen 1
		Supplemental standards:	<i>Sec.5C.2.5.F.1.</i>
Large Vehicle	P*	Separation (min):	
		Sensitive use	500'
		Residential, Residential- Mixed, or Agricultural Use District	500'
		Relief	CU2
		Screening:	
		Frontage screen	F-Screen 4
		Transition screen	T-Screen 1
		Supplemental standards:	<i>Sec.5C.2.5.F.1.</i>
Donation Bin	P*	Accessory to:	Other allowed use
		Supplemental standards:	<i>5C.2.5.G.1.</i>
Cargo Container	P*	Separation (min):	
		<i>Sensitive use</i>	500'
		Residential, Residential- Mixed, or Agricultural Use District	500'

Use	Permission	Use Standard	Specification
		Relief	CU2
		Screening:	
		Frontage screen	F-Screen 5
		Transition screen	T-Screen 2
		Supplemental standards:	Sec.5C.2.5.H.1.
Official Motor Vehicle Impound	P*	Separation (min):	
		Sensitive use	200'
		Residential, Residential-Mixed, or Agricultural Use District	200'
		Relief	CU2
		Screening:	
		Frontage screen	F-Screen 4
		Transition screen	T-Screen 1
		Supplemental standards:	Sec. 5C.2.5.I.1.
7. LIGHT INDUSTRIAL			
Light Industrial Use Category Standards		Use standard applicability:	Sec. 5A.1.2.C.3.
		Acjoining lot	Sensitive use
			Residential, Residential-Mixed, or Agricultural Use District
		Enclosure:	Indoors
		Screening:	
		Transition screen	T-Screen 1
Machine Shop	P*	Light Industrial Use Category Standards, as listed above	

Use	Permission	Use Standard	Specification
Manufacturing, Light:			
General	P*	Light Industrial Use Category Standards, as listed above	
Alcoholic Beverage	P*	Light Industrial Use Category Standards, as listed above	
Artistic & Artisanal	P*	Light Industrial Use Category Standards, as listed above	
Cosmetic & Pharmaceutical	P*	Light Industrial Use Category Standards, as listed above	
Electronics	P*	Light Industrial Use Category Standards, as listed above	
Food & Drink	P*	Light Industrial Use Category Standards, as listed above	
Garment & Accessory	P*	Light Industrial Use Category Standards, as listed above	
Textile	P*	Light Industrial Use Category Standards, as listed above	
Research & Development	P*	Light Industrial Use Category Standards, as listed above	
Soundstages & Backlots	P*	Light Industrial Use Category Standards, as listed above	
Wholesale Trade & Warehousing	P*	Light Industrial Use Category Standards, as listed above	
8. HEAVY INDUSTRIAL			
Animal Products Processing	--		
Manufacturing, Heavy:			
General	--		
Chemical Products	--		
Petroleum & Coal Products	--		
Salvage Yard	--		
Recycling Facility:			
Collection	P*	Separation (min):	
		Sensitive use	1,000'

Use	Permission	Use Standard	Specification
		Residential, Residential-Mixed, or Agricultural Use District	1,000'
		Relief	CU3
		Enclosure:	Covered & enclosed
		Screening:	
		<i>Frontage screen</i>	F-Screen 5
		<i>Transition screen</i>	T-Screen 2
		Supplemental standards:	Sec. 5C2.7.D.1.
		Use standard applicability	Sec. 5A.1.2.C.3.
		Within 1,000'	Residential, Residential-Mixed, or Agricultural Use District
		Hours of operation (open/close):	7 AM / 7 PM
Sorting & Processing	--		
Waste Facility:			
Organic Waste	--		
Hazardous Waste	--		
Solid Waste	--		
Mineral & Ore Extraction	CU3*	Supplemental standards:	Sec. 5C.2.7.H.1.
Oil, Gas, or Hydrocarbon Well	--		
9. AGRICULTURAL			
Animal Keeping:			
Bees	P*	Accessory to:	Other allowed <i>use</i>
		Screening:	

Use	Permission	Use Standard	Specification
		<i>Transition screen</i>	T-Screen 1
		Supplemental standards:	Sec. 5C.2.8.A.1.
Dairy	--		
Equine, Commercial	--		
Equine, Non-commercial	--		
Livestock	--		
Pets	P*	In conjunction with:	Other allowed <i>use</i>
Small Animals	--		
Wild Animals	--		
Plant Cultivation:			
Community Garden	P		
Farming	P*	Supplemental standards:	Sec. 5C.2.8.G.1.
KEY: "P"= Permitted Use; "***"= Use Standard Applies; "CU1"= Approval by Zoning Administrator; "CU2"= Public Hearing by Zoning Administrator; "CU3"= Review by City Planning Commission; "S"= Special Use Program; "A-"= Dependent on Most Restrictive Adjoining Zone; "A+"= Dependent on Most Permissive Adjoining Zone; "--"= Use Not Permitted			

Sec. 114. Paragraph 4. shall be added to Subsection C. (Standards) of Section 5C.1.4. (Size) of Division 5C.1. of Part 5C. of Article 5. of Chapter 1A of the Los Angeles Municipal Code to read:

4. Size, Use Category

Where the *Use District table* specifies "Size, use category" the total cumulative area dedicated to any combination of permitted uses within the specified *use category* shall not exceed the square footage specified in the *Use District table*.

Sec. 115. Paragraph 4. of Subsection D. of Section 5C.1.4. of Division 5C.1. of Part 5C. of Article 5. of Chapter 1A of the Los Angeles Municipal Code shall be renumbered to Paragraph 5 and a new Paragraph 4. shall be added to read:

4. Size, Use Category

The use category size for a site shall be measured by calculating the cumulative area dedicated to each use within the specified use category that meets the following criteria:

- a. For uses located within a building, the total floor area shall be used to determine cumulative area.
- b. For uses not located within a building, the total square footage shall be used to determine cumulative area.

Sec. 116. Subsection A. of Section 5C.1.5. of Division 5C.1. of Part 5C. of Article 5. of Chapter 1A of the Los Angeles Municipal Code shall be amended to read:

A. Intent

The intent of the standards of this *Section (Location)* is to limit proposed uses to lots having specific qualities or limit proposed uses within sensitive areas in order to ensure the use is compatible with its surroundings and complies with the intent of the Use District.

Sec. 117. Paragraph 6. shall be added to Subsection C. of Section 5C.1.5. of Division 5C.1. of Part 5C. of Article 5. of Chapter 1A of the Los Angeles Municipal Code to read:

6. Prohibited Areas

Where the Use District table specifies "Prohibited Areas" as the location requirement, the proposed use shall not be located within the mapped area specified.

Sec. 118. Subsections C., D and E. of Section 5C.1.9. of Division 5C.1. of Part 5C. of Article 5 of Chapter 1A of the Los Angeles Municipal Code shall be amended to read:

C. Standards

The proposed use shall be located at least the minimum distance away from any defined use area, specified use, Use District, or lot line as provided in the Use District table or supplemental use standard.

D. Measurement

Use separation shall be measured as the horizontal distance to any portion of a lot or building designated with the proposed use from one of the following:

1. When measured from a specified use, the nearest lot line of all lots containing that specified use.

2. When measured from a Use District, the nearest lot line of all lots zoned as that Use District.
3. When measured from a defined use area, the nearest delineated edge of the area containing the defined use.

E. Relief

1. A 20 percent or less reduction in required distance away from any defined use area, specified use, Use District, or lot line may be granted in accordance with Sec. 13B.5.2. (Adjustment).
2. See the Use Standard column in the Use District table for relief options pursuant to Sec. 5A.1.2.C.6. (*Relief from Use Standard*).

Sec. 119. Subparagraph c. shall be added to Paragraph 1. of Subsection C. of Section 5C.1.12. of Division 5C.1. of Part 5C. of Article 5. of Chapter 1A of the Los Angeles Municipal Code to read:

- c. Where the Use District table specifies “Project category exceptions” in the Use Standard column, the corresponding specification will indicate the permission or use standard that is eligible for the project category exception.

Sec. 120. The third unnumbered paragraph of Division 5C.2. of Part 5C. of Article 5. of Chapter 1A of the Los Angeles Municipal Code shall be amended to read as follows:

Use findings are supplemental findings, in-lieu findings, and/or requirements that apply to the conditional use process for specified uses when indicated by the applied *Use District*. When applicable, use findings are unique for each use. When use findings for a specified use with a conditional use process does not apply, the *Use District table* will indicate “Not required” in the specification column for that specified use.

Sec. 121. Subsection B. shall be added to Section 5C.2.2. of Division 5C.2. of Part 5C. of Article 5. of Chapter 1A of the Los Angeles Municipal Code to read:

B. School: Preschool/Daycare

1. Supplemental Standards

The maximum number of persons in care is limited to no more than 20.

Sec. 122. Paragraph 1. of Subsection B. of Section 5C.2.5. of Division 5C.2. of Part 5C. of Article 5. of Chapter 1A of the Los Angeles Municipal Code shall be amended to read:

1. Supplemental Standards

- a. For *new construction* involving new *floor area* or a *major remodel*, bay doors and other *building entrances* and exits designed and intended for *motor vehicles* shall not face any *residential use* or *school* unless the *residential use* or *school* is located more than 100 feet from the car wash facility.
- b. Automatic car wash facilities, where the vehicle is washed by mechanized equipment, shall be *covered* and *enclosed*.
- c. Self-service or hand-wash car wash facilities, where the vehicle is washed manually by a person using a high-pressure hose, shall be *covered*.

Sec. 123. Subsection C. of Section 5C.2.5. of Division 5C.2. of Part 5C. of Article 5. of Chapter 1A of the Los Angeles Municipal Code shall be amended to read:

C. Fueling Stations

1. Fueling Station: Gas Station, Standard Vehicle & Gas Station, Large Vehicle

a. Supplemental Standards

An off-street *freight loading area*, in compliance with development standard requirements for freight loading areas pursuant to *Sec. 4C.2.2.C.2. (Freight Loading Areas)*, shall be provided to adequately accommodate all loading and unloading of fuel, vehicles, goods, and any other activities requiring the use of *commercial vehicles* for transportation.

2. Fueling Station: Electric Vehicle Charging Facility, Standard Vehicle

a. Supplemental Standards

Electric vehicle charging facilities shall comply with all provisions of this Zoning Code (Chapter 1A), except where *electric vehicle charging facilities* are explicitly exempted.

3. Fueling Station: Electric Vehicle Charging Facility, Large Vehicle

a. Supplemental Standards

Electric vehicle charging facilities shall comply with all provisions of this Zoning Code (Chapter 1A), except where electric vehicle charging facilities are explicitly exempted.

b. Findings

In lieu of the findings required by *Subsection E. (Standards for Review and Required Findings)* of *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator, or a Planning Commission on appeal, shall approve a conditional use for an *electrical vehicle charging facility, large vehicle*, if the Zoning Administrator, or a Planning Commission on appeal, finds that the proposed project will not result in a specific adverse impact to public health or safety, including through the imposition of feasible conditions pursuant to California Government Code, Sec. 65850.7(c).

“Specific, adverse impact” means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified, and written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete pursuant to California Government Code, Sec. 65850.7(i)(4).

Any conditions imposed on the *electrical vehicle charging facility, large vehicle* shall be designed to mitigate the specific, adverse impact(s) upon the public health or safety at the lowest cost possible pursuant to California Government Code, Sec. 65850.7(e).

The Zoning Administrator, or a Planning Commission on appeal, shall make written findings to support the decision to approve or deny consistent with *Sec. 13A.2.5.B.3. (Criteria or Findings for Decision)*. If the proposed *electrical vehicle charging facility, large vehicle* use is denied the findings shall include the basis for the rejection of any potential feasible alternatives of preventing the adverse impact.

Sec. 124. Subparagraph h. shall be added to Paragraph 1. of Subsection G. of Section 5C.2.5. of Division 5C.2. of Part 5C. of Article 5. of Chapter 1A of the Los Angeles Municipal Code to read:

- h. Refer to the definition of *storage, outdoor: donation bin* in *Sec. 5D.7.5.D. (Donation Bin)* for maximum dimensions that would apply to a *collection bin*.

Sec. 125. Section 5C.2.6. of Division 5C.2. of Part 5C. of Article 5. of Chapter 1A of the Los Angeles Municipal Code shall be amended to read:

SEC. 5C.2.6. LIGHT INDUSTRIAL USES

A. Wholesale Trade & Warehousing

1. Supplemental Findings

In addition to the findings otherwise required by *Sec. 13B.2.3. (Class 3 Conditional Use Permit)*, the *City Planning Commission* shall also consider:

- a. Whether the project contributes to an over concentration of trucking related uses that may cumulatively impact the respiratory health of surrounding residents, and
- b. Whether freight traffic accessing the site adheres to the Countywide Strategic Truck Arterial Network (CSTAN) through traffic enforcement, road signage and signaling in order to minimize noise, vibration and air quality impacts on sensitive land uses.

Sec. 126. Paragraph 1. of Subsection A. of Section 5C.2.8. of Division 5C.2. of Part 5C. of Article 5. of Chapter 1A of the Los Angeles Municipal Code shall be amended to read:

1. Supplemental Standards

- a. Beekeeping operators shall be registered as a beekeeper with the Los Angeles County Agricultural Commission.
- b. A water source for bees shall be provided at all times on the lot where the bees are kept.
- c. The total number of beehives shall be limited to one for each 2,500 square feet of lot area.
- d. Beehives shall not be located within a frontage yard, within five feet of any property line, or within 20 feet of any *public right-of-way* or *private street*.
- e. Regardless if the applied *Use District (Part 5B.)* includes "Screening" in the Use Standard column of the Use District table, no screening shall be required when beehives are located eight feet or more above the ground level of the abutting lot.

Sec. 127. Paragraph 3. of Subsection B. of Section 5C.3.1. of Division 5C.3. of Part 5C. of Article 5. of Chapter 1A of the Los Angeles Municipal Code shall be amended to read:

- 3. *Lots* that have not been designated on the Inclusionary Housing Map (*Sec. 1.5.10 (Inclusionary Housing Map)*) shall not be subject to the requirements of this *Section (Inclusionary Housing Program)* and instead shall be permitted as described in *Sec. 5A.3.2. (Permitted (P))*. When the *Use District* permission level includes the asterisk (*) symbol, the use shall be subject to all applicable general use standards, supplemental standards, or supplemental findings

general use standards specified by the applied *Use District*.

Sec. 128. The opening paragraph and table in Paragraph 3. of Subsection C. of Section 5C.3.1. of Division 5C.3. of Part 5C. of Article 5. of Chapter 1A of the Los Angeles Municipal Code shall be amended to read and be shown as follows, without amending Subparagraphs a., b, or c. of Paragraph 3.:

An inclusionary housing project shall provide, at minimum, the percentage of *restricted affordable units* specified in at least one of the income ranges listed in the applicable Affordability Requirement Set, as established below. The applicable Affordability Requirement Set for an inclusionary housing project shall be based on the Inclusionary Housing Set the project is located within on the Inclusionary Housing Map (Sec. 1.15.10. (*Inclusionary Housing Map*)).

AFFORDABILITY REQUIREMENT SETS					
Inclusionary Housing Set	Affordability Requirements				
	Acutely Low Income	Extremely Low Income	Very Low Income	Low Income	Moderate Income
A	8%	8%	10%	12%	16%
B	12%	13%	15%	17%	28%
C	80%	80%	80%	80%	80%
D	13%	15%	22%	50%	Not applicable

Sec. 129. Paragraph 1. of Subsection B. of Section 5C.3.4. of Division 5C.3. of Part 5C. of Article 5. of Chapter 1A of the Los Angeles Municipal Code shall be amended to read:

1. *Retail: farmers' market, certified* activities are limited to two days per week, and limited to the hours of operation specified by the applied *Use District (Part 5B.)*. Any necessary preparation of the site for sales activities and cleanup may be conducted for not more than one hour before and one hour after the allowed hours of operation.

Sec. 130. Section 5C.3.6. shall be added to Division 5C.3. of Part 5C. of Article 5. of Chapter 1A of the Los Angeles Municipal Code to read:

SEC. 5C.3.6. LEGACY SMALL BUSINESS PROGRAM

A. Intent

The intent of this *Section (Legacy Small Business Program)* is to create long-lasting opportunities for existing commercial tenants to remain in the communities they serve.

B. Applicability

Legacy Small Business Program standards apply when the legacy small business option is utilized to meet the “in conjunction with” requirement of a *Use District* or when another provision of this Zoning Code (Chapter 1A), *Specific Plan*, *Supplemental District*, or *Special Zone* requires compliance with this *Section (Legacy Small Business Program)*.

C. Standards

1. The legacy small business shall have been in continuous operations for at least 20 years with no break in its operations exceeding two years, within a two-mile radius of the project site, in the *City* boundaries, and meet two or more of the following four standards:
 - a. The business has no more than 50 full-time equivalent employees;
 - b. Posts a placard stating that non-English languages are spoken in the establishment, written in the respective language offered. The placard shall be located within five feet of the entrance along the primary street lot line, and shall be a minimum of 8.5 inches by 11 inches in at least a 12 point font;
 - c. Accepts government issued assistance such as Electronics Benefits Transfer (EBT) and posts a placard stating acceptance of government issued assistance such as Electronic Benefit Transfer (EBT) within five feet of the entrance along the primary street lot line, which is a minimum of 8.5 inches by 11 inches in a font size of at least a 12 point;
 - d. Pays employees' wages equivalent to or greater than those specified in Division 10 (Contracts), *Sec. 10.37.2. (Payment of Minimum Compensation to Employees)* of the *LAAC*.
2. The floor area required to be dedicated to the legacy small business shall be occupied by a legacy small business for at least 55 years, or longer if stipulated in the lease agreement, after the *Certificate of Occupancy* is issued.
 - a. For the purposes of this provision, the time in which the minimum required floor area dedicated to the legacy small business space is vacant does not count towards the required minimum.

- b. After the 55-year minimum requirement has been satisfied, any use allowed in the applied Use District is permitted.
- 3. The *floor area* provided to accommodate the legacy small business shall meet the following design standards:
 - a. Shall occupy the *ground story* of a *building*.
 - b. Shall be designed and intended for *general commercial uses* or *light industrial uses*.
 - c. Shall provide an entrance that is connected to the public sidewalk via a linked pedestrian accessway in compliance with *Sec. 4C.1.1.C.2.a.i. (Linked)*.
 - d. Shall have a minimum width of 15 feet.
 - e. Shall have a minimum depth of 15 feet.
 - f. Shall have a minimum floor to ceiling height of 12 feet.

D. Measurement

- 1. The minimum floor area ratio required to be dedicated to a legacy small business is established under the “in conjunction with” requirement of the applicable *Use District*, where applicable.
- 2. Distance shall be measured pursuant to *Sec. 14.2.3. (Distance)*.

E. Records & Agreements

1. Lease

- a. Prior to the issuance of a *Certificate of Occupancy*, the *applicant* shall provide proof of a signed lease with a legacy small business that includes a minimum duration of 10 years with a five-year renewal option, and a provision limiting rent increases to five percent or less per year for the term of the lease, including the mandated renewal option. A lease must be in effect for the entire duration of the 55 years specified in *Paragraph 2 of Subsection C. (Standards)*, above.
- b. If the lease is terminated early for any reason, the property owner or their representative shall within 12 months obtain a new lease with a new legacy small business to complete the 10-year term. For the purposes of this provision, the time in which the legacy small business space is vacant does not count towards the required minimum.

2. Covenant

A covenant acceptable to the Department of City Planning must be recorded with the Los Angeles County Recorder, guaranteeing that the applicant, tenant, or property owner will dedicate floor area within the development for legacy small business for a minimum of 55 years outlined in this Section (Legacy Small Business Program), and will submit annual reporting to the Department in a manner consistent with Paragraph 3. (Annual Reporting), below.

3. Annual Reporting

Projects subject to this Section (Legacy Small Business Program) shall demonstrate compliance by submitting an annual report to the Department of City Planning.

a. Annual Legacy Small Business Report

The Annual Legacy Small Business Report shall be provided by the property owner that delineates the following:

- i. Occupancy status of the development.
- ii. Occupancy status of the legacy small business.
- iii. Evidence as to compliance with any requirements of this *Section (Legacy Small Business Program)*.

b. Non-Compliance

Non-compliance with the requirements of this *Section (Legacy Small Business Program)* shall be a violation of the LAMC, subject to all administrative, civil and criminal remedies available for a violation of the LAMC, as well as contractual remedies for a violation of the covenant.

c. Review

The Department shall review the Annual Legacy Small Business Report pursuant to *Sec. 13B.3.1. (Administrative Review)*.

Sec. 131. Section 5D.7.2. of Division 5D.7. of Part 5D. of Article 5 of Chapter 1A of the Los Angeles Municipal Code shall be amended to read:

SEC. 5D.7.2. FUELING STATION

A fueling station is defined as any use dedicated to the sale and dispensing of vehicle fuel, including alternative fuels such as electricity.

A. Gas Station, Standard Vehicle

Fueling station: gas station, standard vehicle is defined as any fueling station dedicated to dispensing liquid or gas vehicle fuel for standard vehicles. Liquid or gas vehicle fuels include gasoline, diesel, biodiesel, and hydrogen. Standard vehicles include vehicles possessing two or fewer axles, such as cars, motorcycles, sport utility vehicles, pickup trucks, and vans.

B. Gas Station, Large Vehicle

Fueling station: gas station, large vehicle is defined as any fueling station dedicated to dispensing liquid or gas vehicle fuel for large vehicles. Liquid or gas vehicle fuels include gasoline, diesel, biodiesel, and hydrogen. Large vehicles include vehicles possessing three or more axles, which may include trailer trucks, construction vehicles, motor homes, and recreational vehicles, if they have three or more axles.

C. Electric Vehicle Charging Facility, Standard Vehicle

Fueling station: electric vehicle charging facility, standard vehicle is defined as any fueling station that is the primary use on the lot dedicated to providing electric vehicle charging for standard vehicles. Standard vehicles include vehicles possessing two or fewer axles, such as cars, motorcycles, sport utility vehicles, pickup trucks, and vans. This use does not include electric vehicle charging stalls within a parking area serving another use or uses. For a parking area serving another use, that includes electric vehicle parking stalls, see Sec. 5D.3.6. (Parking). This use is limited to the motor vehicle use area and charging equipment that facilitates the charging of electric vehicles in electric vehicle parking stalls and any required use standards of the applied Use District (Part 5B.) for electric vehicle charging facilities.

D. Electric Vehicle Charging Facility, Large Vehicle

Fueling station: electric vehicle charging facility, large vehicle is defined as any fueling station that is the primary use on the lot dedicated to providing electric vehicle charging for large vehicles. Large vehicles include vehicles possessing three or more axles, which may include trailer trucks, construction vehicles, motor homes, and recreational vehicles, if they have three or more axles. This use does not include electric vehicle charging stalls within a parking area serving another use or uses. For a parking area serving another use, that includes electric vehicle parking stalls, see Sec. 5D.3.6. (Parking). This use is limited to

the motor vehicle use area and charging equipment that facilitates the charging of electric vehicles in electric vehicle parking stalls and any required use standards of the applied Use District (Part 5B.) for electric vehicle charging facilities.

Sec. 132. Division 6B.2. of Part 6B. of Article 6. of Chapter 1A of the Los Angeles Municipal Code shall be amended to read:

DIV. 6B.2. LOT AREA-BASED DENSITY DISTRICTS

In FA, 2, 3, 4, 6, 8, 10, 12, 15, 20, 25, 30, 40, 50, 60, and N Density Districts, the maximum density of *household dwelling units* and *efficiency dwelling units* permitted on a *lot* is limited according to the table below. A *lot* may contain any combination of *household dwelling units* and *efficiency dwelling units*.

LOT AREA-BASED DENSITY DISTRICTS			
Density District	Lot Area per Household Dwelling Unit (min SF) Sec. 6C.1.2.	Lot Area per Efficiency Dwelling Unit (min SF) Sec. 6C.1.3.	Minimum Dwelling Units per Lot Area Sec. 6C.2.1.
FA	Limited by <i>floor area</i>	Limited by <i>floor area</i>	Applicable
2	200	100	Applicable
3	300	150	Applicable
4	400	200	Applicable
6	600	300	Applicable
8	800	400	Applicable
10	1000	1000	Applicable
12	1200	1200	Applicable
15	1500	1500	Market-Contingent
20	2000	2000	Market-Contingent
25	2500	2500	As Mapped
30	3000	3000	As Mapped
40	4000	4000	As Mapped
50	5000	5000	As Mapped

60	6000	6000	As Mapped
N	Not Permitted	Not Permitted	As Mapped

Sec. 133. Sec. 7B.1.2. shall be added to Division 7B.1. of Part 7B. of Article 7. of Chapter 1A of the Los Angeles Municipal Code to show and read:

SEC. 7B.1.2. CIVIC INSTITUTION 2

A. Eligible Districts

FORM	FRONTAGE	STANDARD	USE	DENSITY
All	All	1, 2, 3, & 4	All	All



B. Intent

The Civic Institution 2 Alternate Typology is intended to promote placemaking through architectural monuments and publicly accessible spaces. This Alternate Typology allows greater design flexibility for civic institutions to differentiate civic assets from the surrounding urban fabric, while maintaining standards essential for ensuring all *projects* actively contribute to a highly walkable urban environment.

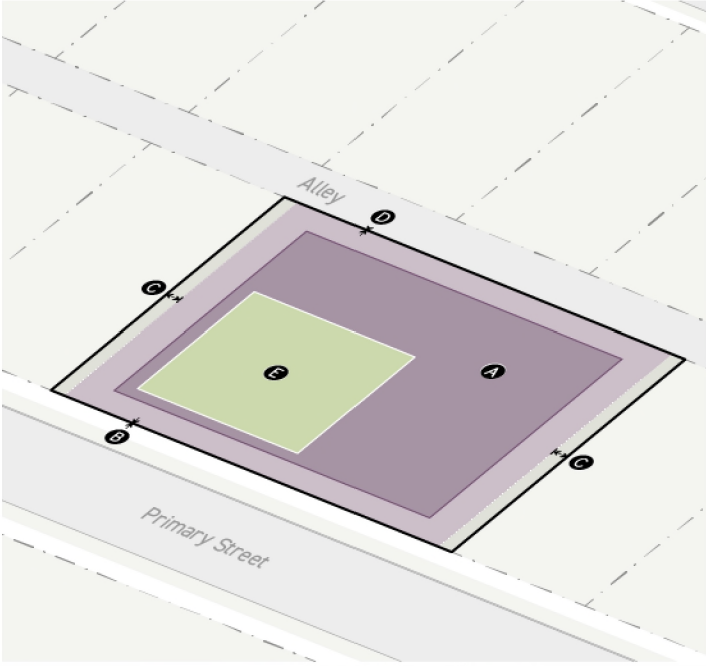
C. Review

Administrative review is required pursuant to *Sec. 13B.3.1. (Administrative Review)*.

D. Form Standards

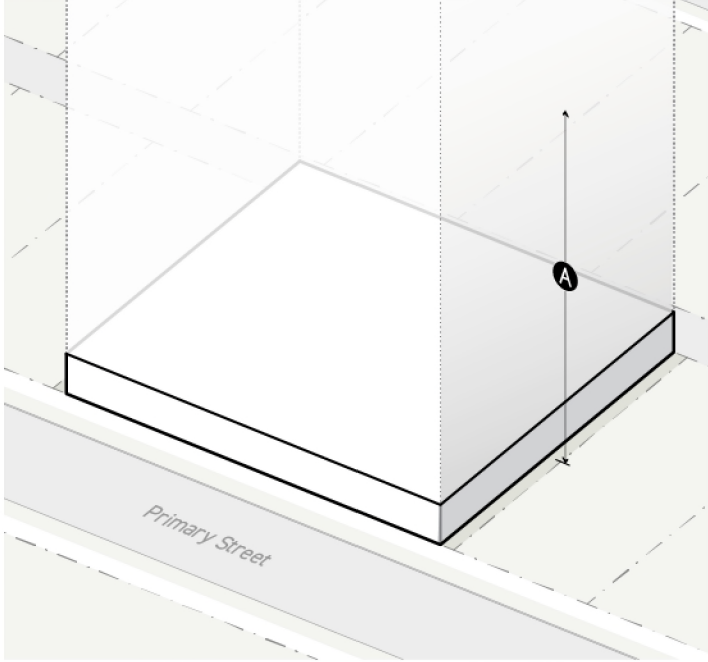
Projects shall utilize the Form standards provided in the tables below, as applicable.

1. Lot Parameters

		
a. LOT SIZE		<i>Sec. 7C.1.1.</i>
	Lot area (min)	None
	Lot width (min)	None
b. COVERAGE		<i>Sec. 7C.1.1.</i>
A	Building coverage (max)	65%
	Building setbacks	
B	Primary street (min)	0'
	Side street (min)	5'
C	Side (min)	5'
	Rear (min)	5'
D	Alley (min)	0'
	Special lot line (min)	Set by Form District

c. AMENITY		<i>Sec. 7C.1.1.</i>
E	Lot amenity space (min)	20%
	Residential amenity space (min)	None

2. Bulk and Mass

		
a. FAR & HEIGHT		<i>Sec. 7C.1.1.</i>
	Floor area ratio (FAR)	Set by Form District
A	Height (max)	None
b. BUILDING MASS		<i>Sec. 7C.1.1.</i>
	Set by Form District	
c. UPPER-STORY BULK		<i>Sec. 7C.1.1.</i>
	Street step-back	None
	Height transition	None

E. Frontage Standards

Projects shall utilize the Frontage standards provided in the tables below, as applicable.

1. Lot



		Primary	Side
a. BUILD-TO		Sec. 7C.1.2.	
	Applicable stories (min)	1	Not required
A	Build-to depth (max)	30'	Not required
B	Build-to width (min)	Building-based	Not required
C	Pedestrian amenity allowance (max)	100%	Not required
b. PARKING		Sec. 7C.1.2.	
D	Parking setback (min)	30'	0'
c. LANDSCAPING		Sec. 7C.1.2.	
	Frontage planting area (min)	70%	70%
	Frontage yard fence & wall type allowed:	A3*	A3

*Fences and walls shall not be located between the *building face* meeting the required *build-to width* and the street.

2. Facade



		Primary	Side
a. TRANSPARENCY		Sec. 7C.1.2.	
	Transparent area (min)		
A	Ground story	10%	10%*
	Upper stories	Not required	Not required
B	Active wall spacing (max)	30'	40'
b. ENTRANCES		Sec. 7C.1.2.	
C	Street-facing entrance	Required	Not required
	Entrance spacing (max)	100'	150'
D	Entry feature	Required	Not required
	Options	• Recessed Entry • Covered Entry	
c. GROUND STORY		Sec. 7C.1.2.	
	Ground story height (min)	Not required	Not required
	Ground floor elevation (min/max)	Not required	Not required

**Ground story window* and door glazing may be screened for up to 50 percent of the glazed area.

F. Development Standards

Development standards are set by the applied *Development Standard District (Part 4B.)*.

G. Use Standards

1. For a minimum of 20 years after the issuance of a *Certificate of Occupancy*, no less than 75 percent of the total *floor area* on the *lot* shall be designated for one or more of the following uses:
 - a. *Civic facility: local*;
 - b. *Civic facility: regional*;
 - c. *Public safety facility*;
 - d. *Community assembly*;
 - e. *School: K-12*;
 - f. *School: post-secondary*;
 - g. *Social services*; and
 - h. *Passenger transfer facility*.
2. Once 20 years have elapsed since the issuance of a *Certificate of Occupancy*, all *floor area* on the *lot* may be designated for any *use* allowed in the applied *Use District (Part 5B.)*.
3. For additional *Use District* standards, see the applied *Use District (Part 5B.)*.

H. Density Standards

Density standards are set by the applied *Density District (Part 6B.)*.

Sec. 134. Division 7B.2. of Part 7B. of Article 7. of Chapter 1A of the Los Angeles Municipal Code shall be amended to show and read:

DIV. 7B.2. CORNER STORE

SEC. 7B.2.1. CORNER STORE 1

A. Eligibility

1. Eligible Districts

FORM	FRONTAGE	STANDARD	USE	DENSITY
All	All	3 & 4	RX_	All

2. Eligible Lots

The Corner Store 1 Alternate Typology is eligible only on a *corner lot*.



B. Intent

The Corner Store 1 Alternate Typology is intended to accommodate small-scale, community serving commercial *uses* in a scale appropriate for predominantly *residential* settings. This Alternate Typology intends to improve the walkability of *residential* neighborhoods, provide surrounding residents with amenities within a convenient distance of their homes, and support community-oriented small businesses development.

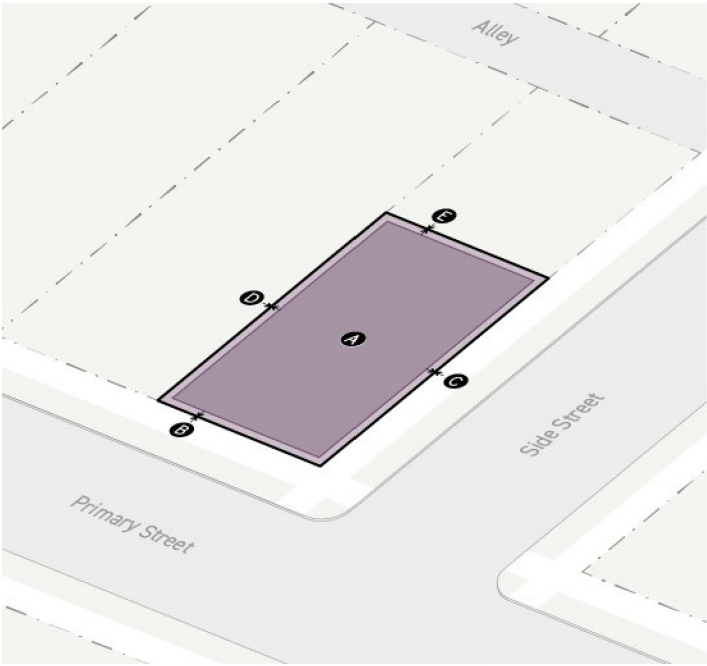
C. Review

Administrative review is required pursuant to *Sec. 13B.3.1. (Administrative Review)*.

D. Form Standards

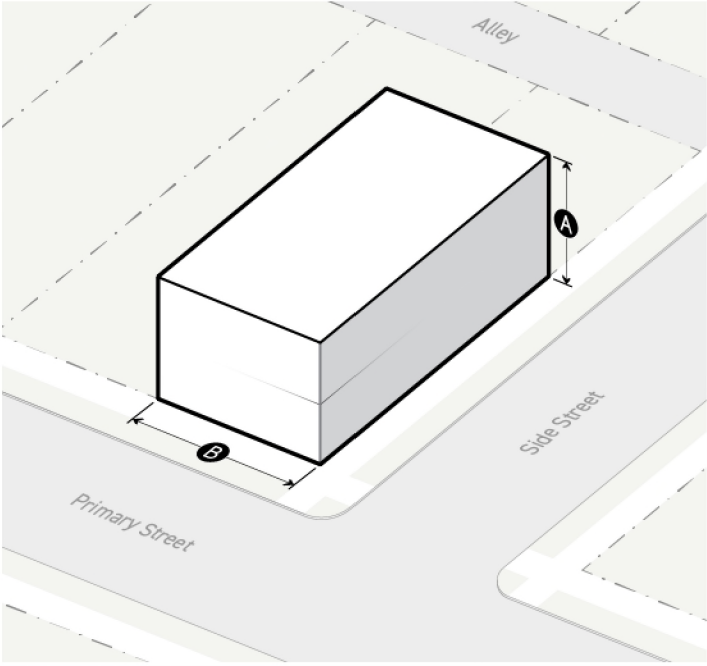
Projects shall utilize the Form standards provided in the tables below, as applicable.

1. Lot Parameters

		
a. LOT SIZE		Sec. 7C.1.1.
	Lot area (min)	None
	Lot width (min)	None
b. COVERAGE		Sec. 7C.1.1.
A	Building coverage (max)	95%
	Building setbacks	
B	Primary street (min)	0'
C	Side street (min)	0'
D	Side (min)	Set by Form District
E	Rear (min)	Set by Form District
	Alley (min)	0'
	Special lot line (min)	Set by Form District
c. AMENITY		Sec. 7C.1.1.
	Lot amenity space (min)	None

	Residential amenity space (min)	None
--	--	------

2. Bulk and Mass

		
a. FAR & HEIGHT		<i>Sec. 7C.1.1.</i>
A	Set by Form District	
b. BUILDING MASS		<i>Sec. 7C.1.1.</i>
B	Set by Form District	
c. UPPER-STORY BULK		<i>Sec. 7C.1.1.</i>
	Set by Form District	

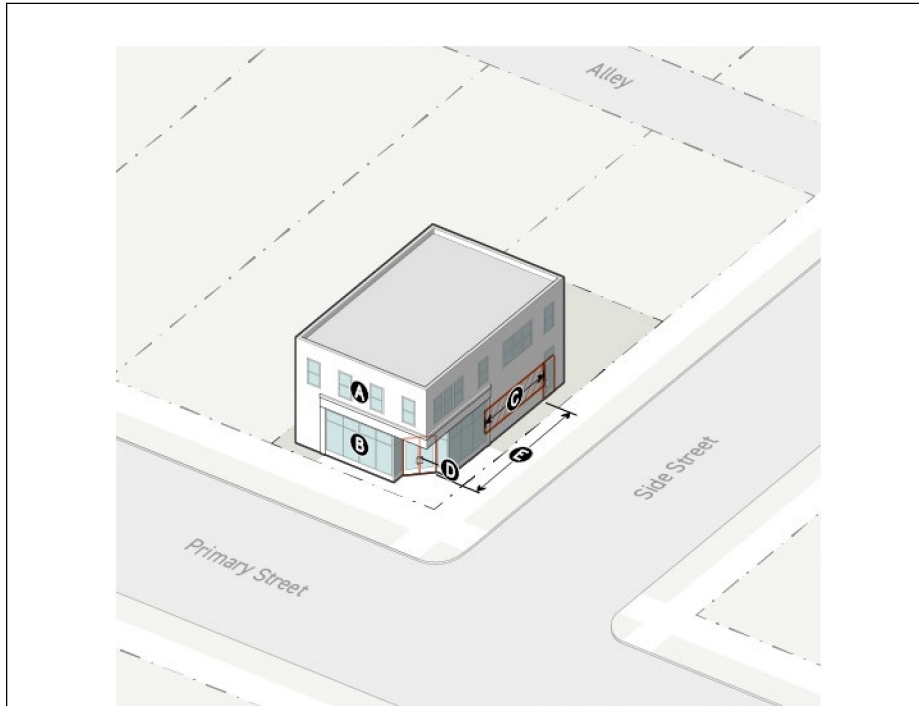
E. Frontage Standards

Projects shall utilize the Frontage standards provided in the tables below, as applicable.

1. Lot

		Primary	Side
a. BUILD-TO		Sec. 7C.1.2.	
	Applicable stories (min)	1	1
A	Build-to depth (max)	5'	10'
B	Build-to width (min)	80%	60%
	Pedestrian amenity allowance (max)	Not required	Not required
b. PARKING		Sec. 7C.1.2.	
C	Parking setback (min)	25'	0'
c. LANDSCAPING		Sec. 7C.1.2.	
	Frontage planting area (min)	Not required	Not required
	Frontage yard fence & wall type allowed:	A1	A3

2. Façade



		Primary	Side
a. TRANSPARENCY		Sec. 7C.1.2.	
	Transparent area (min)		
A	Ground story	50%	30%
B	Upper stories	20%	20%
C	Active wall spacing (max)	10'	20'
b. ENTRANCES		Sec. 7C.1.2.	
D	Street-facing entrance	Required	Not required
E	Entrance spacing (max)	25'	50'
	Entry feature	Required	Not required
	Options	• Recessed entry • Covered entry • Storefront bay	
c. GROUND STORY		Sec. 7C.1.2.	
	Ground story height (min)	10'	10'
	Ground floor elevation (min/max)	2'/5'	2'/5'

F. Development Standards

Development standards are set by the applied *Development Standard District (Part 4B.)*.

G. Use Standards

1. For a minimum of 10 years after the issuance of a *Certificate of Occupancy*, a minimum of 500 square feet of *ground story floor area* shall be designated for *general commercial uses*. Where the total *building coverage* on the *lot* is less than 1,500 square feet, the minimum *ground story floor area* designated for *general commercial uses* may be less than 500 square feet provided it is no less than 33 percent of the total *building coverage*.
2. Once 10 years have elapsed since the issuance of the *Certificate of Occupancy*, the required *ground story floor area* designated for *general commercial uses* may be designated for any *use* allowed in the applied *Use District (Part 5B)*.
3. Any *floor area* provided beyond the minimum required for *general commercial uses* may be designated for any *use* allowed in the applicable *Use District*.

H. For additional *use* rules, see the applied *Use District (Part 5B)*.

I. Density Standards

Density standards are set by the applied *Density District (Part 6B.)*.

J. Relief

A reduction of up to five years in the amount of time that commercial *floor area* is required to be occupied by a *general commercial use* may be granted in accordance with *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*.

Sec. 135. Division 7B.3. of Part 7B. of Article 7. of Chapter 1A of the Los Angeles Municipal Code shall be amended to show and read:

DIV. 7B.3. SMALL LOT SUBDIVISION

SEC. 7B.3.1. SMALL LOT 1

A. Eligibility

1. Eligible Districts

FORM	FRONTAGE	STANDARD	USE	DENSITY
House_, VLN_, VLM_, LN_, & LM_	All	All	RG_, RX_, CX_, & IX_	FA through 60

2. Eligible Projects

Any *unified development*, which involves the creation of two or more *lots* that accommodate *dwelling units* as the primary use is eligible for the Small Lot 1 Alternate Typology.



B. Intent

The Small Lot 1 Alternate Typology is intended to encourage infill housing that expands opportunities for fee-simple home ownership in a compact residential form. This Alternate Typology allows smaller lot sizes for *unified developments* in order to provide greater flexibility for infill housing, while maintaining standards essential for ensuring all *projects* contribute to a highly walkable and human scale neighborhood environment.

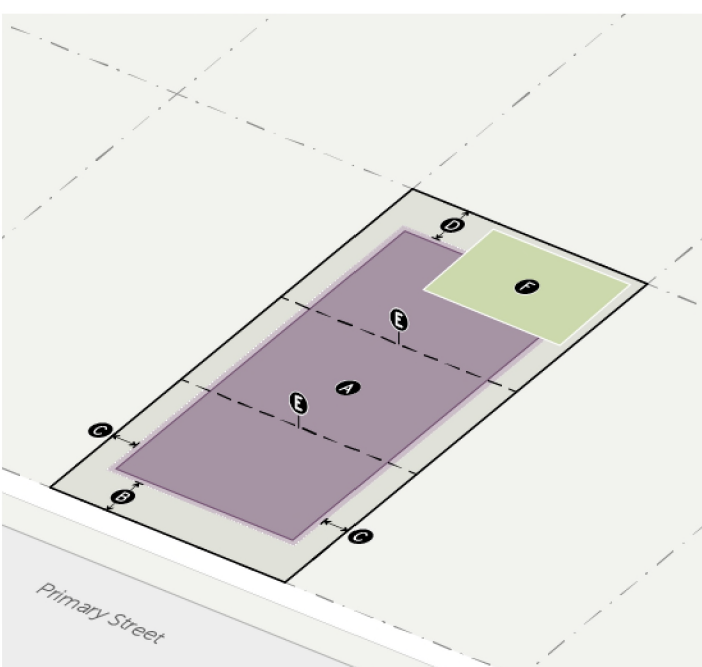
C. Review

1. Administrative review is required pursuant to *Sec. 13B.3.1. (Administrative Review)*.
2. If the *project* involves a *subdivision* it shall be reviewed pursuant to the applicable provisions of Article 11. (Division of Land).

D. Form Standards

Projects shall utilize the Form standards provided in the tables below, as applicable.

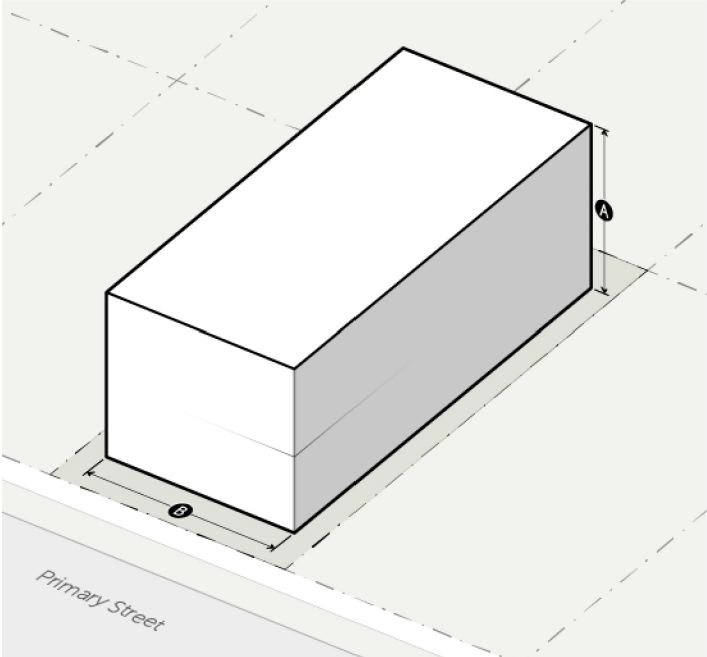
1. Lot Parameters



a. LOT SIZE		Sec. 7C.1.1.
	Lot area (min)	600 SF
	Lot width (min)	15'
b. COVERAGE		Sec. 7C.1.1.
A	Building coverage (max)	75%
	Building setbacks	
B	Primary street	Set by Form District
	Side street (min)	Set by Form District
C	Side (min)	Set by Form District
D	Rear (min)	Set by Form District

	Alley (min)	Set by Form District
	Special: All (min)	Set by Form District
E	Interior (min)	0'
c. AMENITY		Sec. 7C.1.1.
F	Lot amenity space (min)	15%
	Required at grade (min)	100%
	Residential amenity space (min)	10%

2. Bulk and Mass

		
a. FAR & HEIGHT		Sec. 7C.1.1.
	Floor area ratio (FAR)	Set by Form District
A	Height (max)	Set by Form District
b. BUILDING MASS		Sec. 7C.1.1.
B	Building width (max)	Set by Form District
c. UPPER-STORY BULK		Sec. 7C.1.1.
	Street step-back	Set by Form District
	Height transition	Set by Form District

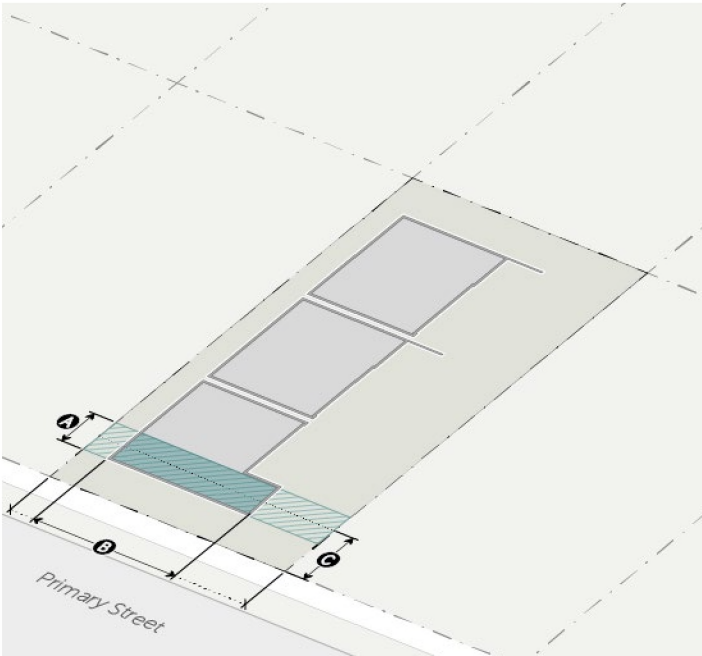
3. Lot Amenity Space

When a project involves the creation of fewer than 20 lots it is exempt from the *lot amenity space* required in Paragraph 1. (Lot Parameters), above.

E. Frontage Standards

Projects shall utilize the Frontage standards provided in the tables below, as applicable.

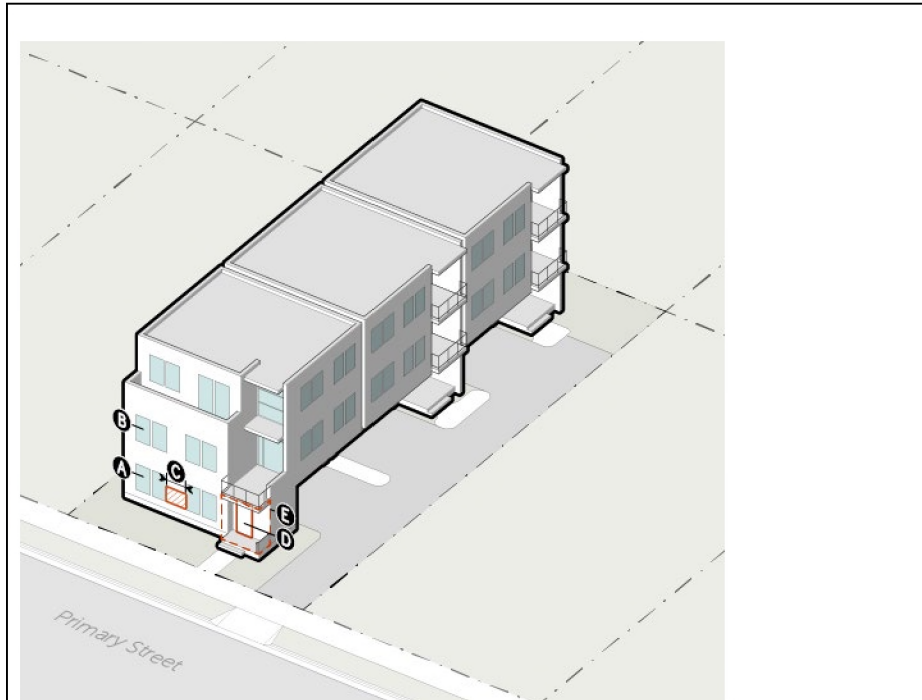
1. Site



The diagram illustrates a lot frontage with three dimensions labeled A, B, and C. Dimension A is the build-to depth, B is the build-to width, and C is the parking setback. The lot is adjacent to a Primary Street.

		Primary	Side
a. BUILD-TO		Sec. 7C.1.2.	
A	Build-to depth (max)	10'	15'
B	Build-to width (min)	60%	40%
	Pedestrian amenity allowance (max)	Not required	Not required
b. PARKING		Sec. 7C.1.2.	
C	Parking setback (min)	15'	5'
c. LANDSCAPING		Sec. 7C.1.2.	
	Frontage planting area (min)	30%	30%
	Frontage yard fence & wall type allowed:	A2	A2

2. açade



		Primary	Side
a. TRANSPARENCY		Sec. 7C.1.2.	
	Transparent area (min)		
A	Ground story	12%	10%
B	Upper stories	20%	20%
C	Active wall spacing (max)	10'	10'
b. ENTRANCES		Sec. 7C.1.2.	
D	Street-facing entrance	Required	Required
	Entrance spacing (max)	40'	40'
E	Entry feature	Required	Required
	Options	• Porch • Raised entry • Forecourt • Recessed entry • Covered entry	
c. GROUND STORY		Sec. 7C.1.2.	
	Ground story height (min)	10'	10'
	Ground floor elevation (min/max)	2'/5'	2'/5'

F. Development Standards

Development Standards are set by the applied *Development Standards District (Part 4B.)*, except where modified by Paragraph 1. (Pedestrian Access) and Paragraph 2. (Side/Rear Yard Fence and Wall), below.

1. Pedestrian Access

In addition to any site access pedestrian standards specified by the applied *Development Standards District (Part 4B.)*, small lot subdivisions shall be subject to the following:

- a. A small lot subdivision shall provide a shared pedestrian accessway meeting the following standards:
 - i. If the pedestrian accessway provides site access to any street-facing entrance required by the applicable *Frontage District (Part 3B.)*, it is a minimum width of four feet.
 - ii. If the pedestrian accessway is for internal circulation, such as one leading to other entrances or amenity spaces, it is a minimum width of three feet and is open to the sky.
 - iii. The pedestrian accessway connects from the sidewalk, or other publicly accessible pedestrian facility along the frontage lot line, to all common open spaces, mailboxes, trash enclosures, and each required pedestrian entrance.
 - iv. The pedestrian accessway is accessible to users of all lots included in the small lot subdivision.
 - v. The pedestrian accessway is physically separated from and uninterrupted by motor vehicle use areas except where required to cross a drive aisle or driveway. Physical separation methods may include, curbs of no less than four inches in height, a planting area having no horizontal dimension less than 18 inches, or bollards, raised planters or similar containment methods, no less than 12 inches in height and separated by no more than five feet.
- b. Each unit that does not include a street-facing entrance accessible from a pedestrian accessway, shall provide a pedestrian entrance that meets the following standards:

- i. The pedestrian entrance faces the required shared pedestrian accessway.
- ii. The pedestrian entrance provides an entry feature meeting the standards for one of the allowed entry features options specified by *Sec. 7B.3.1.E.2.b. (Frontage Standards)*. For the purposes of meeting entry feature standards, a pedestrian access that faces a linked pedestrian accessway shall be considered a street-facing entrance.

2. Side/Rear Yard Fence and Wall

Any fence or wall provided shall not include barbed wire, or concertina.

G. Use Standards

1. For a minimum of 20 years after the issuance of a *Certificate of Occupancy*, *dwelling units* or *household business: live/work* units shall be the *primary use* on the lot. The remaining floor area *incidental to the primary use* on the lot may be designated for any use allowed in the applied Use District (Part 5B). After the minimum 20 years from have elapsed, all *floor area* on the *lot* may be designated for any use allowed in the applied Use District (Part 5B).
2. For additional Use District standards, see the applied Use District (Part 5B).

H. Density Standards

Density standards are set by the applied Density District (Part 6B.)

Sec. 136. Subparagraph C. of Paragraph 2. of Subsection D. of Sections 7B.6.1., 7B.6.2., 7B.6.3., 7B.6.4., 7B.6.5., and 7B.6.6. of Division 7B.3. of Part 7B. of Article 7. of Chapter 1A of the Los Angeles Municipal Code shall be amended to read:

C. UPPER STORY BULK	<i>Div. 2C.6</i>
Street Step-Back	Set by Form District
Height Transition	Set by Form District

Sec. 137. Subparagraph C. of Paragraph 2. of Subsection D. of Sections 7B.7.1., 7B.7.2., and 7B.7.3. of Division 7B.7. of Part 7B. of Article 7. of Chapter 1A of the Los Angeles Municipal Code shall be amended to read:

C. UPPER STORY BULK	<i>Div. 2C.6</i>
Street Step-Back	Set by Form District
Height Transition	Set by Form District

Sec. 138. Section 8.3.2. of Division 8.3. of Article 8. of Chapter 1A of the Los Angeles Municipal Code shall be amended to read:

SEC. 8.3.2. FREEWAY (FWY)

A. Intent

The Freeway Special Zone (FWY) is intended to regulate parcels above, under or immediately adjacent to freeways, including but not limited to, property owned by the California Department of Transportation (Caltrans).

B. Applicability

The standards in this Section (Freeway (FWY)) are subject to state or federal preemption.

C. Standards

1. Floor Area

Development of land is limited to a maximum floor area of 50 percent of the lot area.

2. Use

The use of FWY zoned land for non-highway purposes shall be limited to those uses listed below, defined in Article 5. (Use), and only permitted by approval of a conditional use permit as outlined below.

Uses	Conditional Use Permission Level
Civic Facility: All	CU3
Civic Fleet Services	CU3
Parking	CU3

Public Safety Facility	CU3
Utilities:	
Minor	CU3
Major	CU3
Solar Energy Facility	CU3
Wireless Facility, Freestanding	CU2
Wireless Facility, Rooftop	CU2
Nature Reserve	CU3
Open Space, Public	CU3
Indoor Recreation:	
Public	CU3
Outdoor Recreation:	
Public	CU3
Freight Railway Facility	CU3
Passenger Transit Facility	CU3
Motor Vehicle Services: All	CU3
Fueling Station: All	CU3
Motor Vehicle Sales & Rental: All	CU3
Storage, Indoor: All	CU3
Storage, Outdoor	
General	CU3
Standard Vehicle	CU3
Large Vehicle	CU3
Official Motor Vehicle Impound	CU3

a. CU2 Permission Level

A permission level of CU2 indicates that the use may be permitted only after approval by the Zoning Administrator, in accordance with Sec. 13B.2.2. (Class 2 Conditional Use Permit).

b. CU3 Permission Level

A permission level of CU3 indicates that the use may be permitted only after approval by the City Planning Commission, in accordance with Sec. 13B.2.3. (Class 3 Conditional Use Permit). In addition to the findings outlined in Sec. 13B.2.3. (Class 3 Conditional Use Permit), the City Planning Commission shall also determine that in approving the proposed use, the project shall not expose the general public to prolonged or sustained health and safety impacts.

3. Freeway Screening

Projects approved for one of the permissible non-highway uses must provide a Type T-3 transition screen as established in Sec. 4C.8.2.C.3.c. (T-Screen 3) for the entire length of any lot line abutting a highway. On lots where tree planting is infeasible, such as lots located beneath above-grade highways, or on lots with no highway adjacency, such as lots on capped highways, applicants may apply for relief as outlined in Sec. 4C.8.2.E. (Relief).

D. Sale of Caltrans Land

In the event Caltrans property is sold to another party, the limitations established in Subsection B. (Standards) above shall continue to apply unless the Freeway Special Zone (FWY) designation has been changed to a different zone in accordance with Sec. 13.B.1.4. (Zone Change).

Sec. 139. Sub-subparagraph v. of Subparagraph a. of Paragraph 3. of Subsection C. of Section 9.2.2. of Division 9.2. of Article 9. of Chapter 1A of the Los Angeles Municipal Code shall be amended to read:

v. Upper-Story Bulk

A project may be exempt from any height transition requirement established in Sec. 2C.6.2. (Height Transition) or required by an applicable Specific Plan, Special Zone, or Supplemental District.

Sec. 140. Section 9.2.7. of Division 9.2. of Article 9. of Chapter 1A of the Los Angeles Municipal Code shall be amended to read:

Sec. 9.2.7. Transit Oriented Communities Affordable Housing Incentive Program

Pursuant to Chapter I. (General Provisions and Zoning), Sec. 12.22.A.31 (d) (Process for Changing TOC Incentives and Eligibility) of this Code, projects participating in the Transit Oriented Communities Affordable Housing Incentive program within areas zoned with this Zoning Code shall follow the requirements of Sec. 9.3.2. (Local Affordable Housing Incentive Program) of this Zoning Code (Chapter 1A).

Sec. 141. Paragraph 3. of Subsection B. of Section 9.3.1. of Division 9.3. of Article 9. of Chapter 1A of the Los Angeles Municipal Code shall be amended to read:

3. The applied Form District (Part 2B.) provides for any kind of *bonus floor area ratio* or *bonus height*, including *tier 1 bonus floor area ratio*, *tier 2 bonus floor area ratio*, *tier 1 bonus height*, or *tier 2 bonus height*.

Sec. 142. Subparagraph c. of Paragraph 1. of Subsection C. of Section 9.3.1. of Division 9.3. of Article 9. of Chapter 1A of the Los Angeles Municipal Code shall be amended to read:

- c. After receiving the full possible bonus for providing restricted affordable units, a *project* that involves *dwelling units* with unused *floor area* or height based on the highest *bonus FAR* and highest *bonus height* listed in the applied Form District (Part 2B.), may use the remaining development potential using one of the methods below, up to the maximum allowed by the applied *Form District (Part 2B.)*:

- i. Additional Restricted Affordable Units

Providing additional *restricted affordable units* above the minimum percentage required to qualify for the maximum density increase of the applicable affordable housing program. The amount of additional *FAR* or height provided for additional percentages of *restricted affordable units* shall be determined by the applicable *Specific Plan*, *Supplemental District*, or *Special Zone*.

- ii. Public Benefits Incentive Program

Using one or more of the programs established in this *Division (Community Benefits Program)* for additional public benefits other than *restricted affordable units*, if available as incentive programs in an applicable *Specific Plan*, *Supplemental District*, or *Special Zone*.

Sec. 143. Paragraph 2. of Subsection C. of Section 9.3.1. of Division 9.3. of Article 9. of Chapter 1A of the Los Angeles Municipal Code shall be amended to read:

2. Non-Residential Projects

A *project* which does not involve the construction of *dwelling units* may use any of the programs established in this Division (Community Benefits Program) that incentivize public benefits other than *restricted affordable units*. Additional *floor area ratio* or height may be awarded up to the highest *bonus FAR* and *bonus height* listed in the *applied Form District (Part 2B.)*, as established in this Section (Community Benefits Program Structure) or an applicable *Specific Plan*, *Supplemental District*, or *Special Zone*.

Sec. 144. Subparagraph a. of Paragraph 1. of Subparagraph B. of Section. 9.3.2. of Article 9 of Chapter 1A of the Los Angeles Municipal Code, shall be amended to read:

a. Established

Local Incentive Program Sets A through G are established below, and define the minimum percentage of on-site *restricted affordable units* required.

LOCAL INCENTIVE PROGRAM SETS					
Set	Affordability Requirements				
	Acutely Low Income	Extremely Low Income	Very Low Income	Lower Income	Moderate
A	n/a	11%	15%	25%	n/a
B	10%	11%	15%	25%	n/a
C	n/a	10%	14%	23%	n/a
D	n/a	10%	14%	23%	n/a
E	n/a	9%	12%	21%	n/a
F	n/a	8%	11%	20%	n/a
G	7%	8%	11%	20%	40%

Sec. 145. Paragraph 2. and Paragraph 3. of Subsection C. of Sec. 9.3.2. Of Chapter 1A of the Los Angeles Municipal Code shall be amended to read:

2. Floor Area Ratio

- a. A housing development project providing *restricted affordable units* at the rates outlined in Subsection B (Eligibility), above, shall be entitled to FAR up to the maximum *tier 1 bonus floor area ratio* of the applied *Form District (Part 2B)*. Where no *tier 1 bonus floor area ratio* is specified in the applied *Form District (Part 2B.)*, a project providing the required number of *restricted affordable units* is entitled to FAR up to the highest allowable *floor area ratio* listed in the applied *Form District (Part 2B.)*, unless otherwise stated by an applicable *Specific Plan, Supplemental District, or Special Zone*.
- b. A housing development project providing both *restricted affordable units* at the rates outlined in Subsection B. (Eligibility), above, in addition to one or

more public benefits, shall be entitled to FAR up to the maximum *tier 2 bonus floor area ratio* of the applied *Form District (Part 2B.)*, as outlined in *Sec. 9.3.4. (Public Benefits Menu)*, or an applicable *Specific Plan, Supplemental District, or Special Zone*. Where no *tier 2 bonus floor area ratio* is specified in the applied *Form District (Part 2B.)*, a *project* providing the required number of *restricted affordable units*, with no additional public benefits, is entitled to FAR up to the highest allowable *floor area ratio* listed in the applied *Form District (Part 2B.)*, unless otherwise specified by an applicable *Specific Plan, Supplemental District, or Special Zone*.

- c. A *housing development project* that consist of 100 percent on-site *restricted affordable units*, exclusive of a *building manager unit* or units, shall be permitted an additional 10 percent more of maximum *floor area* than listed Subparagraph a. above or in the applied *Form District (Part 2B.)*. However, in no instance shall the *housing development project* exceed an FAR of 13:1.

3. Height

- a. A *housing development project* providing *restricted affordable units* at the rates outlined in Subsection B (Eligibility), above, shall be entitled to a height bonus up to the maximum *tier 1 bonus height* of the applied *Form District (Part 2B.)*. Where no *tier 1 bonus height* is specified in the applied *Form District (Part 2B.)*, a *project* providing the required number of *restricted affordable units* is entitled to a height bonus up to the highest allowable *height* listed in the applied *Form District (Part 2B.)*, unless otherwise stated by an applicable *Specific Plan, Supplemental District, or Special Zone*.
- b. A *housing development project* providing both *restricted affordable units* at the rates outlined in Subsection B (Eligibility), above, in addition to one or more public benefits, as outlined in *Sec. 9.3.4. (Public Benefits Menu)*, or an applicable *Specific Plan, Supplemental District, or Special Zone*, shall be entitled to a height bonus up to the maximum *tier 2 bonus height* of the applied *Form District (Part 2B.)*. Where no *tier 2 bonus height* is specified in the applied *Form District (Part 2B.)*, a *project* providing the required number of *restricted affordable units*, with no additional public benefits, is entitled to a height bonus up to the highest allowable *height* listed in the applied *Form District (Part 2B.)*, unless otherwise specified by an applicable *Specific Plan, Supplemental District, or Special Zone*.

Sec. 146. Subsection E. of Section 9.3.2. of Division 9.3. of Article 9. of Chapter 1A of the Los Angeles Municipal Code shall be renumbered to Subsection F.

Sec. 147. Subsection E. shall be added to Section 9.3.2. of Division 9.3. of Article 9. of Chapter 1A of the Los Angeles Municipal Code to read:

E. Public Benefits

1. A project may access FAR and height bonuses up to the *tier 2 bonus floor area ratio* and *tier 2 bonus height* allowed by the applied *Form District (Part 2B.)* by providing one or more public benefits, pursuant to *Sec. 9.3.4. (Public Benefits Menu)*, unless otherwise specified by an applicable *Specific Plan, Supplemental District, or Special Zone*. Where the applied *Form District (Part 2B.)* does not specify a *tier 2 bonus floor area ratio* or *tier 2 bonus height*, a *project* may access up to the highest bonus floor area ratio and bonus height listed in the applied *Form District (Part 2B.)*.
2. A *project* providing public benefits shall be eligible to provide one or more of the public benefit options listed for the Public Benefits Incentive Set mapped for the *lot* on the *Public Benefits Incentive Map (Sec.1.5.12.)*. The mapped Public Benefits Incentive Set shall establish the *floor area ratio* and height bonuses associated with each eligible public benefit option, pursuant to *Sec. 9.3.4. (Public Benefits Menu)*. Multiple public benefit options can be provided by one *project* in order to combine and stack public benefit bonuses, but in no case shall the total bonus received exceed the highest *bonus FAR* and *bonus height* listed in the applied *Form District (Part 2B.)*. A *project* providing public benefits shall be reviewed and approved pursuant to the processes outlined in *Sec. 9.2.2.D.1.d. (Projects Providing Public Benefits)*.

Sec. 148. Sub-subparagraph i. of Subparagraph a. of Paragraph 2. of Subsection C. of Section 9.3.4. of Division 9.3. of Article 9. of Chapter 1A of the Los Angeles Municipal Code shall be amended to read:

- i. If the option to provide public benefits is enabled by an incentive program in this Article (Public Benefit Systems) or in an applicable *Specific Plan, Supplemental District, or Special Zone*, a *project* shall be awarded additional *floor area* up to the maximum *tier 2 bonus floor area ratio* and *tier 2 bonus height* allowed by the applied *Form District (Part 2B.)*, by providing one or more of the public benefits options in Paragraph 3. (Public Benefits Incentive Sets), below, or by providing an alternative community facility pursuant to *Sec. 9.3.4.D.1.b. (Alternative Public Benefit Options)*, below. Where no *tier 2 bonus floor area ratio* or *tier 2 bonus height* is specified in the applied *Form District (Part 2B.)*, a *project* may exceed the base *height in stories* up to the highest allowable *bonus FAR* and *bonus height* listed in the applied *Form District (Part 2B.)*, unless otherwise specified by an applicable *Specific Plan, Supplemental District, or Special Zone*.

Sec. 149. Sub-subparagraph iv. of Subparagraph a. of Paragraph 4. of Subsection C. of Section 9.3.4. of Division 9.3. of Article 9 of Chapter 1A of the Los Angeles Municipal Code shall be amended to read:

- iv. A minimum 10-year lease with a licensed childcare provider, with a

five-year renewal option, shall be required prior to the issuance of any *Certificate of Occupancy*. The licensed childcare provider is not required to complete the term of the lease. If the lease is terminated for any reason before the initial 10-year period, or any subsequent lease is terminated before 10 years from Certificate of Occupancy, the property owner or their representative shall find a new licensed childcare provider or other tenant providing a public benefit option permitted by an applicable incentive program in this *Article 9. (Public Benefit Systems), Specific Plan, Supplemental District, or Special Zone* to complete the 10-year term (or 15-year term, if the five-year renewal option is utilized). For the purposes of this provision, the time in which the public benefit space is vacant does not count towards the required minimum. After the term of the initial lease has been completed, the property owner may offer the tenant an extension in the lease or establish a new lease with a new tenant. A lease must be in effect for the entire duration of the 55-year period specified in Sub-subparagraph iii., above.

Sec. 150. Sub-subparagraph v. of Subparagraph b. of Paragraph 4. of Subsection C. of Section 9.3.4. of Division 9.3.4. of Article 9. of Chapter 1A of the Los Angeles Municipal Code shall be amended to read:

- v. A minimum 10-year lease with a *full-service grocery store*, with a five-year renewal option, shall be required prior to the issuance of any *Certificate of Occupancy*. The *full-service grocery store* is not required to complete the term of the lease. If the lease is terminated for any reason before the initial 10-year period, or any subsequent lease is terminated before 10 years from Certificate of Occupancy, the property owner or their representatives shall find a new full-service grocery store or other tenant providing a public benefit option permitted by an applicable incentive program in this *Article 9. (Public Benefit Systems), Specific Plan, Supplemental District, or Special Zone* to complete the 10-year term (or 15-year term, if the five-year renewal option is utilized). For the purposes of this provision, the time in which the public benefit space is vacant does not count towards the required minimum. After the term of the initial lease has been completed, the property owner may offer the tenant an extension in the lease or establish a new lease with a new tenant. A lease must be in effect for the entire duration of the 55-year period specified in Sub-subparagraph iv., above.

Sec. 151. Sub-subparagraph iii. of Subparagraph c. of Paragraph 4. of Subsection C. of Section 9.3.4. of Division 9.3. of Article 9. of Chapter 1A of the Los Angeles Municipal Code shall be amended to read:

- iii. A minimum 10-year lease with a health service provider, with a five-

year renewal option, shall be required prior to the issuance of any *Certificate of Occupancy*. The health service provider is not required to complete the term of the lease. If the lease is terminated for any reason before the initial 10-year period, or any subsequent lease is terminated before 10 years from *Certificate of Occupancy*, the property owner or their representatives shall find a new health service provider or other tenant providing a public benefits option permitted in an applicable incentive program in this *Article 9. (Public Benefit Systems), Specific Plan, Supplemental District, or Special Zone* to complete the 10-year term (or 15-year term, if the five-year renewal option is utilized). For the purposes of this provision, the time in which the public benefit space is vacant does not count towards the required minimum. After the term of the initial lease has been completed, the property owner may offer the tenant an extension in the lease or establish a new lease with a new tenant. A lease must be in effect for the entire duration of the 55-year period specified in Sub-subparagraph ii., above.

Sec. 152. Sub-subparagraph iii. of Subparagraph e. of Paragraph 4. of Subsection C. of Section 9.3.4. of Division 9.3. of Article 9. of Chapter 1A of the Los Angeles Municipal Code shall be amended to read:

- iii. A minimum 55-year lease with a *school* run by or approved by LAUSD or a public library operated by the City of Los Angeles Library Department shall be required prior to the issuance of any *Certificate of Occupancy*. This requirement does not mean that the *school* run by or approved by LAUSD or public library operated by the City of Los Angeles Library Department is required to complete the term of the lease. If the lease terminates early for any reason, the property owner or their representatives shall find a new *school* run by or approved by LAUSD or a public library operated by the City of Los Angeles Library Department to complete the 55-year term. For the purposes of this provision, the time in which the public school or public library space is vacant does not count towards the required minimum.

Sec. 153. Sub-subparagraph v. of Subparagraph f. of Paragraph 4. of Subsection C. of Section 9.3.4. of Division 9.3. of Article 9 of Chapter 1A of the Los Angeles Municipal Code shall be amended to read:

- v. A minimum 10-year lease with a *social service center*, with a five-year renewal option, shall be required prior to the issuance of any *Certificate of Occupancy*. This requirement does not mean that the *social service center* is required to complete the term of the lease. If the lease is terminated for any reason before the initial 10-year period, or any subsequent lease is terminated before 10 years from *Certificate of Occupancy*, the property owner or their representatives shall find a

new social service center or other tenant providing a public benefit option permitted in an applicable incentive program in this Article 9. (Public Benefit Systems), Specific Plan, Supplemental District, or Special Zone to complete the 10-year term (or 15-year term, if the five-year renewal option is utilized). For the purposes of this provision, the time in which the *floor area* for the public benefit space is vacant does not count towards the required minimum. After the term of the initial lease has been completed, the property owner may offer the tenant an extension in the lease or establish a new lease with a new tenant. A lease must be in effect for the entire duration of the 55-year period specified in Sub-subparagraph iv., above.

Sec. 154. Sub-subparagraph iii. of Subparagraph g. of Paragraph 4. of Subsection C. of Section 9.3.4. of Division 9.3. of Article 9. of Chapter 1A of the Los Angeles Municipal Code shall be amended to read:

- iii. A minimum 10-year lease(s) with a *civic facility*, with a five-year renewal option, shall be required prior to the issuance of any *Certificate of Occupancy*. This requirement does not mean that the *civic facility* is required to complete the term of the lease. If the lease is terminated for any reason before the initial 10-year period, or any subsequent lease is terminated before 10 years from *Certificate of Occupancy*, the property owner or their representatives shall find a new *civic facility* to complete the 10-year term (or 15-year term, if the five-year renewal option is utilized). For the purposes of this provision, the time in which the *floor area* for a *civic facility* is vacant does not count towards the required minimum. After the term of the initial lease has been completed, the property owner may offer the tenant an extension in the lease or establish a new lease with a new tenant. A lease must be in effect for the entire duration of the 55-year period specified in Sub-subparagraph ii., above.

Sec. 155. Subparagraph m. shall be added to Paragraph 4. of Subsection C. of Section 9.3.4. of Division 9.3. of Article 9. of Chapter 1A of the Los Angeles Municipal Code to read:

m. Legacy Small Business Incentive Area

- i. A project within a Legacy Small Business Incentive Area in an applicable incentive program in this Article (Public Benefit Systems), Specific Plan, Supplemental District, or Special Zone may obtain additional floor area and height, provided the legacy small business shall have been in continuous operation for at least 20 years with no break in its operations exceeding two years, and within a two-mile radius of the project site, in the *City* boundaries, and meet at least two of the following four standards:

- a) The business has no more than 50 full-time equivalent employees;
 - b) Posts a placard stating that non-English languages are spoken in the establishment, written in the respective language offered. The placard shall be located within five feet of the entrance along the primary street lot line, and shall be a minimum of 8.5 inches by 11 inches in at least a 12-point font;
 - c) Accepts government issued assistance such as Electronic Benefit Transfer (EBT) and posts a placard stating acceptance of government issued assistance such as Electronic Benefit Transfer (EBT) within five feet of the entrance along the primary street lot line, which is a minimum of 8.5 inches by 11 inches in a front size of at least a 12-point font;
 - d) Pays employees wages equivalent to or greater than those specified in Article 11. (Living Wage), Sec. 10.37.2. (Payment of Minimum Compensation to Employees) of the LAAC.
- ii. Floor area used as a legacy small business shall be used for such purposes for a minimum of 55 years after the *Certificate of Occupancy* is issued. For the purposes of this provision, the time in which the legacy small business space is vacant does not count towards the required minimum.
 - iii. A minimum 10-year lease with a legacy small business, with a five-year renewal option, and a limit of no more than five percent rent increase per year shall be required prior to the issuance of any *Certificate of Occupancy* on the project site. This requirement does not mean that the legacy small business is required to complete the term of the lease. If the lease is terminated for any reason before the initial 10-year period, or any subsequent lease is terminated before 10 years from *Certificate of Occupancy*, the property owner or their representatives shall find a new tenant providing a public benefits option permitted in the applicable incentive program in this Article (Public Benefit Systems), *Specific Plan*, *Supplemental District*, or *Special Zone* to complete the 10-year term. For the purposes of this provision, the time in which the public benefit space is vacant does not count towards the required minimum. After the term of the initial lease has been completed, the property owner may offer the tenant an extension in the lease or establish a new lease with a new tenant. A lease must be in effect for the entire duration of the 55-year period specified in Sub-subparagraph ii., above.

- iv. The floor area devoted to a legacy small business shall be located on-site.
- v. Projects receiving a floor area incentive for a legacy small business in accordance with this Subparagraph (Legacy Small Business Incentive Area) shall not be eligible for the floor area exemption for preserving or accommodating a legacy small business granted pursuant to Sec. 9.4.8. (*Legacy Small Business Program*).

Sec. 156. Section 9.4.8 shall be added to Division 9.4. of Article 9. of Chapter 1A of the Los Angeles Municipal Code to read:

SEC. 9.4.8. LEGACY SMALL BUSINESS INCENTIVE PROGRAM

A. Purpose

The purpose of this *Section (Legacy Small Business Incentive Program)* is to create long-lasting opportunities for existing commercial tenants to remain in the communities they serve.

B. Eligibility

1. When an existing on-site building possesses one or more legacy small businesses and involves new construction, or when a new development is proposing to incorporate a legacy small business from an off-site location as a part of its development, such a development may qualify for this incentive program, as long as it abides by the eligibility requirements and standards of this Subsection (Eligibility).
2. In order for a legacy small business to be eligible for this incentive program, it shall have been within continuous operations for at least 20 years with no break in its operation exceeding two years, and within a two-mile radius of the project site in the *City* boundaries, and meet at least two of the following four standards:
 - a. The business has no more than 50 full-time equivalent employees;
 - b. Posts a placard stating that non-English languages are spoken in the establishment, written in the respective language offered. The placard shall be located within five feet of the entrance along the primary street lot line, and shall be a minimum of 8.5 inches by 11 inches in at least a 12-point font;
 - c. Accepts government issued assistance such as Electronics Benefits Transfer (EBT) and posts a placard stating acceptance of government issued assistance such as Electronic Benefit Transfer (EBT) within five

feet of the entrance along the primary street lot line, which is a minimum of 8.5 inches by 11 inches in a font size of at least a 12-point font;

- d. Pays employees wages equivalent to or greater than those specified in Article 11. (Living Wage), Sec. 10.37.2. (Payment of Minimum Compensation to Employees) of the *LAAC*.
3. Projects receiving a floor area exemption for preserving or accommodating a legacy small business in accordance with this *Section (Legacy Small Business Program)* shall not be eligible for the floor area bonus incentive granted pursuant to *Sec. 9.3.4.C.4.m. (Legacy Small Business Incentive Area)*.

C. Legacy Small Business Options

1. Preserving or Retaining a Legacy Small Business On-Site

When new construction retains a legacy small business or multiple legacy small businesses on the ground floor of a development, either by preservation of the existing tenant spaces with their existing legacy small business tenants kept in place throughout the construction, or by the leasing of new tenant spaces to a legacy small businesses that previously operated at the same site prior to the construction, the floor area of those legacy small businesses may be exempted from the total floor area calculation of the new construction. Proof of retention may be provided by way of lease agreement, recorded covenant, and written confirmation and consent of the legacy small business owner.

2. Accommodating a Legacy Small Business On-Site From Another Location

When a new development can accommodate a legacy small business from another location, a developer may show proof of the accommodation of that legacy small business as a part of the new development by way of lease agreement, recorded covenant, and written confirmation and consent of the legacy small business owner.

D. Incentives

1. Floor Area Exemption

a. Preserving

When preserving a legacy small business or businesses on-site, two times (2x) the total floor area of those tenant spaces may be exempted from the new construction's floor area calculation.

- i. A legacy small business is considered preserved when its tenant space is not physically diminished nor demolished as a part of new construction.
- ii. If an addition to a legacy small business' tenant space is proposed, only the existing floor area of the tenant space shall be used for the purpose of calculating this incentive.

b. Retaining

When leasing new tenant space to an existing legacy small business or businesses, two times (2x) the total floor area of those proposed tenant spaces may be exempted from the new construction's floor area calculation.

- i. A legacy small business is considered retained when its tenant space existed at the address or site of the new construction.

c. Accommodating

When accommodating a legacy small business or businesses on-site from an off-site location, two times (2x) the total floor area of the new, accommodated legacy small business may be exempted from the new construction's floor area calculation.

E. Measurement

1. Floor Area Exemption

For purposes of determining the total exempted floor area granted when preserving, retaining, or accommodating a legacy small business(s), the total floor area dedicated to the legacy small business(s), shall be multiplied by two. This amount shall then be added to the total allowed floor area, based on the applied Form District *floor area ratio*. This amount then becomes the total allowable *floor area* the project is entitled to.

F. Process

1. Administrative Review

A floor area exemption for a legacy small business pursuant to this *Section (Legacy Small Business Incentive Program)* may be requested in accordance with *Sec. 13B.3.1. (Administrative Review)*.

2. Annual Reporting

A project receiving a floor area exemption pursuant to this *Section (Legacy Small Business Program)* shall demonstrate compliance by submitting an annual report to the Department (Annual Legacy Small Business Report).

a. Annual Legacy Small Business Report

The Annual Legacy Small Business Report shall be provided by the property owner that delineates the following:

- i. Occupancy status of the development.
- ii. Occupancy status of the legacy small business.
- iii. Evidence as to compliance with any requirements of this *Section (Legacy Small Business Incentive Program)*.

b. Non-Compliance

Non-compliance with the requirements of this Section (Legacy Small Business Program) shall be a violation of the LAMC, subject to all administrative, civil and criminal remedies available for a violation of the LAMC, as well as contractual remedies for a violation of the covenant.

c. Review

The *Department* shall review the Annual Legacy Small Business Report pursuant to *Sec. 13B.3.1. (Administrative Review)*.

G. Records and Agreements

1. Lease

- a. Prior to the issuance of a *Certificate of Occupancy*, the *applicant* shall provide proof of a signed lease with a legacy small business that includes a minimum duration of 10 years with a five-year renewal option, and a provision limiting rent increases to five percent or less per year for the term of the lease, including the mandated renewal option.
- b. If the lease is terminated early for any reason, the property owner or their representative shall within 12 months obtain a new lease with a new legacy small business to complete the 10-year term. For the purposes of this provision, the time in which the legacy small business space is vacant does not count towards the required minimum.

2. Covenant

A covenant acceptable to the Department must be recorded with the Los Angeles County Recorder, guaranteeing that the tenant, or property owner will dedicate *floor area* within the development for a legacy small business for the periods outlined in this *Section (Legacy Small Business Program)*, and will submit annual reporting to the Department in a manner consistent with Paragraph 2. (Annual Reporting) of Subsection F (Process), above.

Sec. 157. Section 12.4.3. shall be added to Division 12.4. of Article 12. of Chapter 1A of the Los Angeles Municipal Code to read:

SEC. 12.4.3. PARKING EXCEPTIONS

The parking design standards pursuant to *Sec. 4C.4.3. (Parking Area Design)* and *Sec. 4C.4.4.(Parking Lot Design)* do not apply to existing nonconforming *automobile parking stalls* that are converted to *electric vehicle parking stalls*, with the exception of the parking lot landscaping standards pursuant to *Sec. 4C.4.4.C.2. (Parking Lot Landscaping)* for which the installation of or conversion to *electric vehicle parking stalls* shall not increase the degree of nonconformity.

Sec. 158. Sub-subparagraph iii. of Subparagraph c. of Paragraph 1. of Subsection A. of Section 14.2.7. of Division 14.2. of Article 14. of Chapter 1A of the Los Angeles Municipal Code shall be amended to read:

- iii. All *interior* floor space dedicated to automobile parking, except as specified in Paragraph 2. (Density Districts 1L & 2L) and Paragraph 3. (Development Standards District 5), below;

Sec. 159. The heading and first clause of Paragraph 2. of Subsection A. of Section 14.2.7. of Division 14.2. of Article 14. of Chapter 1A of the Los Angeles Municipal Code shall be amended to read as follows without amending any of the Subparagraphs of Paragraph 2.:

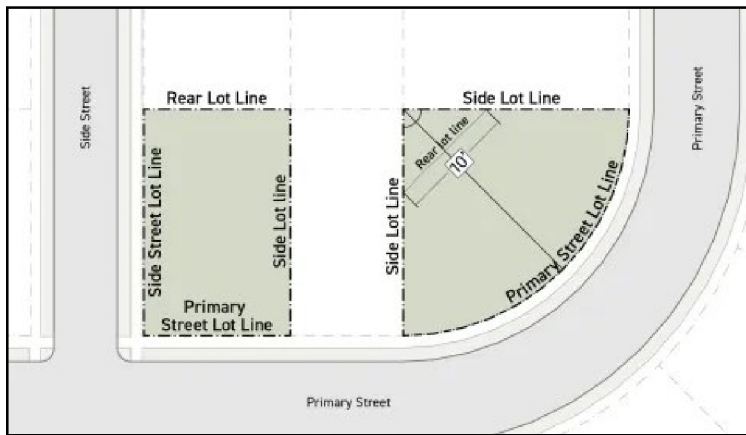
2. Density Districts 1L & 2L

In a *lot* with an applied *Density District (Part 6B.) of 1L or 2L*, the following rules apply:

Sec. 160. Paragraph 1. of Subsection A. of Section 14.2.12. of Division 14.2. of Article 14. of Chapter 1A of the Los Angeles Municipal Code shall be amended to read and show:

1. Each *lot line* shall have one of the following designations as determined by the definitions in this *Section (Lot Line Determination)*, and each *lot line* shall not have more than one of the following designations:

- a. *Primary street lot line;*
- b. *Side street lot line;*
- c. *Special lot line;*
- d. *Rear lot line;*
- e. *Side lot line;* or
- f. *Interior lot line;* or
- g. Alley lot line.



Sec. 161. Paragraph 3. of Subsection B. of Section 14.2.12. of Division 14.2. of Article 14. of Chapter 1A of the Los Angeles Municipal Code shall be amended to read:

3. Common Lot Line

A common lot line is any lot line shared by multiple lots. Common lot lines include all side lot lines, interior lot lines, and rear lot lines and may include special lot lines in Dual Frontage Districts (Div. 3B.8.).

Sec. 162. Paragraph 6. of Subsection C. of Section 14.2.12. of Division 14.2. of Article 14. of Chapter 1A of the Los Angeles Municipal Code shall be renumbered to Paragraph 7 and a new Paragraph 6. shall be added to read:

6. Interior Lot Line

An interior lot line is a common lot line shared by multiple lots within the same unified development and does not share this lot line with a lot outside of the same unified development.

Sec. 163. Paragraph 8. of Subsection B. of Section 14.2.15. of Division 14.2. of Article 14. of Chapter 1A of the Los Angeles Municipal Code shall be amended to read:

8. Demolition.

Demolition is defined as the removal of an entire structure or building.

- a. Unless otherwise specified by State Law, this Zoning Code (Chapter 1A), or an applicable *Specific Plan*, *Supplemental District*, or *Special Zone*, demolition that would result in a vacant *lot* is permitted.
- b. However, proposed demolition of a *structure* or *building* that results in a reduction of compliance of other *structures* or *buildings* on the lot with the requirements of this Zoning Code (Chapter 1A) is required to be accompanied by new construction or another *project activity* that maintains the level of compliance with the requirements of this Zoning Code (Chapter 1A) in place prior to the issuance of the demolition permit, except as described in Subparagraph c. below.
- c. Regardless of the general rule in Subparagraph a. or b. above, demolition permits may be issued for *buildings* or *structures* without accompanying *new construction* or other *project activities* when said *building* or *structure* has been determined by the *Department of Building and Safety* to be a present, imminent, extreme and immediate hazard or danger to life or limb, health or safety pursuant to Chapter IX. (Building Regulations), Sec. 91.8905. (Special Provisions for Vacating, Barricading, Removing or Demolishing Buildings or Structures Without Notice)

Sec. 164. New definitions shall be added in alphabetical order to Division 14.3. of Article 14. of Chapter 1A of the Los Angeles Municipal Code to read:

Carport: Carport is defined as a permanent, *unenclosed structure* which provides *covered area* for vehicles in a *parking area*.

Electric Vehicle Parking Stall: Electric vehicle parking stall is defined as a *parking stall* served by electric vehicle supply equipment allowing charging of electric vehicles.

EV Capable Parking Stall: EV Capable Parking Stall is defined as a *parking stall* meeting the EV Capable requirements of Chapter IX.(Building Regulations), Sec. 99.04.106 or Sec. 99.05.106 of this Code.

Fueling Station: Electric Vehicle Charging Facility, Large Vehicle: Pursuant to Sec. 5D.7.2.D. (Fueling Station: Electric Vehicle Charging Facility, Large Vehicle), fueling station: electric vehicle charging facility, large vehicle is defined as any fueling station that is the primary use on the lot dedicated to providing

electric vehicle charging for large vehicles. Large vehicles include vehicles possessing three or more axles, which may include trailer trucks, construction vehicles, motor homes, and recreational vehicles, if they have three or more axles. This use does not include electric vehicle charging stalls within a parking area serving another use or uses. For a parking area serving another use, that includes electric vehicle parking stalls, see Sec. 5D.3.6. (Parking). This use is limited to the motor vehicle use area and charging equipment that facilitates the charging of electric vehicles in *electric vehicle parking stalls* and any required use standards of the applied Use District (Part 5B.) for electric vehicle charging facilities.

Fueling Station: Electric Vehicle Charging Facility, Standard Vehicle: Pursuant to Sec. 5D.7.2.C. (*Fueling Station: Electric Vehicle Charging Facility, Standard Vehicle*), fueling station: electric vehicle charging facility, standard vehicle is defined as any fueling station that is the primary use on the lot dedicated to providing electric vehicle charging for standard vehicles. Standard vehicles include vehicles possessing two or fewer axles, such as cars, motorcycles, sport utility vehicles, pickup trucks, and vans. This use does not include electric vehicle charging stalls within a parking area serving another use or uses. For a parking area serving another use, that includes electric vehicle parking stalls, see Sec. 5D.3.6. (Parking). This use is limited to the motor vehicle use area and charging equipment that facilitates the charging of electric vehicles in *electric vehicle parking stalls* and any required use standards of the applied Use District (Part 5B.) for electric vehicle charging facilities.

Height Transition: Pursuant to Sec. 2C.6.2. (Height Transition), height transition is defined as a reduction in the maximum height of a building for a limited depth where abutting districts have substantially lower height allowances.

Interior Lot Line: Pursuant to Sec. 14.2.12.C.6. (Interior Lot Line) an interior lot line is defined as a *common lot line* shared by multiple *lots* within the same unified development and does not share this *lot line* with a *lot* outside of the same unified development.

Legacy Small Business: Legacy small business is defined as any business that is on the Citywide Legacy Business Registry, or a privately-owned corporation, cooperative, non-profit, social enterprise, or other entity that serves the neighborhood in which it is located, and is not franchised or affiliated with a national chain.

Nonconforming Standard: Nonconforming standard is defined as a development standard in accordance with *Article 4. (Development Standards)* that conformed to the zoning regulations, if any, at the time it was established, but does not conform to current requirements of this *Zoning Code (Chapter 1A)*.

Roof Overhang: Pursuant to Sec. 3D.11.3. (*Roof Overhang*), roof overhang is defined as the portion of a roof extending beyond a building's exterior walls.

Wall Plate Height: Pursuant to Sec. 2C.6.3. (*Wall Plate Height*), wall plate height is defined as the vertical dimension of the wall of a *building* that supports the *roof structure*.

Sec. 165. The following existing definitions in Division 14.3. of Article 14. of Chapter 1A of the Los Angeles Municipal Code shall be amended to read:

Adjoining lot: For the purposes of Sec. 2C.6.2. (*Height Transition*), adjoining lot is defined as a subject lot that abuts, is across an alley from, or adjoins another lot. For the remainder of this Zoning Code (Chapter 1A) adjoining lot is defined as abutting lots, lots separated from the subject lot by a street or alley right-of-way, and lots having a common corner with the subject property.

Automobile Parking Stall: Pursuant to Sec. 4C.4.1. (*Automobile Parking Stalls*), automobile parking stalls are defined as a space within a building, or a private or public parking area, exclusive of driveways, ramps, columns, office, and work areas, for the parking of one automobile. Automobile parking stalls include compact, standard, tandem, accessible and *electric vehicle parking stalls*. Automobile parking stalls do not include bicycle parking spaces.

Bonus Floor Area: Bonus floor area is defined as bonus floor area granted that exceeds the Base FAR specified by the applied Form District (Part 2B.).

Bonus Height: Bonus height is defined as bonus height granted that exceeds the Base height specified by the applied Form District (Part 2B.).

Collection Bin: Pursuant to Sec. 13B.10.3.A.2. (*Definitions*), collection bin is defined as any box, canister, receptacle, or other container that can be opened and closed, and is used for collecting salvageable personal property, including, but not limited to, clothing, shoes, books, and household items for periodic off-site processing and/or redistribution. For purposes of this definition, salvageable personal property shall not include recyclable materials not intended for re-use, including, but not limited to, newspapers, plastic, glass, aluminum, electronics, toxic or hazardous materials, and solid waste; nor any personal property that, because of its size, does not fit inside the collection bin.

Common Lot line: Pursuant to Sec. 14.2.12.B.3. (*Common Lot Line*), common lot line is defined as any lot line shared by multiple lots. Common lot lines include all side lot lines, interior lot lines, and rear lot lines and may include special lot lines in Dual Frontage Districts (Div. 3B.8.).

Electric Vehicle Charging Facility: An electric vehicle charging facility is either a *fueling station: electric vehicle charging facility, standard vehicle* or *fueling station: electric vehicle charging facility, large vehicle*

Fueling Station: Pursuant to Sec. 5D.7.2. (Fueling Station), a fueling station is defined as any use dedicated to the sale and dispensing of vehicle fuel, including alternative fuels such as electricity.

Fueling Station: Gas Station, Large Vehicle: Pursuant to Sec. 5D.7.2.D. (*Fueling Station: Gas Station, Large Vehicle*), fueling station: gas station, large vehicle is defined as any fueling station that is the primary use on the lot dedicated to providing electric vehicle charging for large vehicles. Large vehicles include vehicles possessing three or more axles, which may include trailer trucks, construction vehicles, motor homes, and recreational vehicles, if they have three or more axles.

Fueling Station: Gas Station, Standard Vehicle: Pursuant to Sec. 5D.7.2.C. (*Fueling Station: Gas Station, Standard Vehicle*), fueling station: gas station, standard vehicle is defined as fueling station that is the primary use on the lot dedicated to providing electric vehicle charging for standard vehicles. Standard vehicles include vehicles possessing two or fewer axles, such as cars, motorcycles, sport utility vehicles, pickup trucks, and vans.

Nonconforming: See nonconforming lot, nonconforming structure, nonconforming use, nonconforming sign, nonconforming standard, or nonconforming yard.

Project Site: Project site is defined as the *lot* or *lots* on which a *project* is located. For project sites composed of multiple lots within a common site plan, see *unified development project*.

Tier 1 Bonus Floor Area Ratio: Tier 1 bonus floor area ratio is defined as the bonus floor area ratio granted pursuant to Sec. 2C.4.1.C.4. (Tier 1 Bonus).

Tier 1 Bonus Height: Tier 1 bonus height is defined as the bonus height in stories granted pursuant to Sec. 2C.4.3.C.5. (Tier 1 Bonus).

Tier 2 Bonus Floor Area Ratio: Tier 2 bonus floor area ratio is defined as the tier 2 bonus floor area ratio granted pursuant to Sec. 2C.4.1.C.5. (Tier 2 Bonus).

Tier 2 Bonus Height: Tier 2 bonus height is defined as the bonus height in stories granted pursuant to Sec. 2C.4.3.C.6. (Tier 2 Bonus).

Sec. 166. Section 11.5.15 of Article 1.5 of Chapter I of the Los Angeles Municipal Code shall be amended to read:

SEC. 11.5.15. ENVIRONMENTAL PROTECTION MEASURES

A. Findings

The City Council finds all of the following:

1. Development in the City has the potential to negatively impact the environment from construction activities and the future use and operations of the development, including but not limited to causing adverse impacts to people residing or working in the City, neighboring properties to the development, and the flora and fauna in and around the City.
2. CEQA requires the City to develop and impose feasible mitigation measures to avoid significant impacts to the environment from projects approved under this Chapter.
3. In addition to the requirements of CEQA, the City desires to protect people, properties, and flora and fauna in and around the City from the detrimental impacts of development approved by the City.
4. Many mitigation measures historically developed and imposed by the City to mitigate commonly identified environmental impacts from development can be standardized.
5. Standardizing mitigation measures and imposing them as regulations on future projects can ensure that development in the City avoids impacts to the environment and can streamline CEQA review for future development projects.
6. Reducing constraints and barriers to housing development by streamlining environmental review is consistent with the City's Housing Element.
7. The City's historical practice of adopting mitigation measures into individual ordinances to comply with CEQA Guidelines section 15126.4(a)(2) results in an inefficient use of resources as it has led to multiple versions of similar regulations in different ordinances, the need to draft additional regulations, and the need for staff and the public to familiarize themselves with the variations in different ordinances of similar regulations.
8. Environmental standards and mitigation measures often rely on best available technology or practices that change over time based on evolving technology and science and are therefore best suited to flexible administrative adoption processes, which may be informed by technical experts.
9. Mitigation measures are required by CEQA to be enforceable and it is desirable to ensure that mitigation measures or other environmental

standards adopted through an administrative process are made enforceable requirements under the Code.

B. Intent

This section is intended to:

1. Ensure that development in the City, and its related construction and operational activities, does not result in detrimental impacts to the environment, including to people residing, visiting, or working in the City, and to the property and the flora and fauna in and around the City;
2. Provide a mechanism for mitigation measures adopted pursuant to CEQA for City plans, policies, or regulations to be made enforceable on future development projects consistent with CEQA Guidelines section 15126.4. (Consideration of Mitigation Measures Proposed to Minimize Significant Effects);
3. Provide a mechanism for standardized mitigation measures to be developed and adopted and imposed on development to address significant impacts that result from development in the City;
4. Provide a mechanism to administratively adopt mitigation measures and environmental standards to allow a flexible means to update them as science and technology evolves; and
5. Provide a flexible mechanism to adopt and amend uniformly applicable environmental development standards to allow streamlined environmental review, including pursuant to CEQA Guidelines, section 15183.3. (Streamlining for Infill Projects).

C. Applicability

No permit shall be issued by the Department of Building and Safety without the applicant demonstrating compliance with any regulations adopted to implement environmental protection measures by the Director of Planning under this section.

D. Adoption and Maintenance of the Environmental Protection Measures

The Director of Planning is authorized to, and shall, as they deem necessary and appropriate, prepare, maintain, amend, and adopt environmental protection measures to meet the intent of this Section and to adopt regulations to implement environmental protection measures. The Director of Planning may, as they deem it appropriate, use technical consultants or a consultant advisory panel to make

recommendations on new environmental protection measures or updates to existing environmental protection measures.

E. Council

The City Council may require the Director to implement mitigation measures or other environmental standards as environmental protection measures. The City Council reserves the right to amend or rescind any environmental protection measures or implementing regulations adopted by the Director.

F. Noncompliance

Failure to comply with the environmental protection measures or any condition or commitments made in compliance with the environmental protection measures, or regulations adopted to implement environmental protection measures, is a violation of the Code, subject to all available administrative, criminal and civil remedies. Additionally, upon verification of non-compliance, the City may require the applicant or property owner to retain at its own expense an independent consultant, subject to the City's approval, to ensure compliance with the environmental protection measures and any conditions or commitments made in compliance with the environmental protection measures and regulations.

Sec. 167. STYLE AND FORMATTING CORRECTIONS. City Planning prior to publishing the Code shall ensure all of the following style and formatting corrections are made in consultation with the City Attorney's Office:

- A. All numbering of chapters, articles, parts, divisions, sections, subsections, paragraphs, subparagraphs, sub-subparagraphs, and sub-sub-subparagraphs shall match the existing numbering format, style, and hierarchy in Chapter 1A of the Los Angeles Municipal Code (e.g., all numbering ends with a period, except sub-sub-subparagraphs which are punctuated with a parenthetical).
- B. Formatting and typeface style for all headings shall match the existing formatting and typeface style in Chapter 1A of the Los Angeles Municipal Code, including the following, paragraph breaks after subsection headers, no periods at the end of headers, headers of divisions and sections in all caps, and headers of subsections or any lower ordinal in title case with the first letter of each word capitalized.
- C. All internal citations to the Los Angeles Municipal Code shall match the formatting and style of the existing Chapter 1A of the Los Angeles Municipal Code, including adding periods at the end of the citation number, including the title that matches the cited section in parenthesis after the period (e.g., "Sec. 5A.2.2. (Use Applicability))" or "Paragraph 2. (No Net Loss of Dwelling Units)"), and citations to Chapters of the Los Angeles Municipal Code shall use Roman numerals for the chapter number and include "of this Code" after the

parenthetical of the title of the Chapter (e.g., “Chapter I (General Provisions and Zoning) of this Code”). Internal citations shall be italicized.

- D. All internal citations within the Los Angeles Municipal Code referring to content modified by this ordinance shall be updated to reflect the latest titles and Section references.
- E. All internal citations within the Los Angeles Municipal Code shall be updated to the correct citation where the cited Section number does not exist, but the Section name is stated clearly (e.g. correct “Sec.13.2.10. (Multiple Approvals)” to “Sec. 13A.2.10. (Multiple Approvals)” because Sec. 13.2.10. does not exist).
- F. All citations stating “section” shall be updated to “Sec.” and those stating “division” shall be updated to “Div.” This does not apply to citations internal to the Division or Section being referenced, in which case the full term of Section or Division shall be used (e.g. “The intent of this Section (Roof Materials) is to…”).
- G. All citations to state law shall be updated to first state the name of the statute, followed by the referenced citation and the title of the referenced citation if available (e.g. California Government Code, Title 7. (Planning and Land Use)).
- H. Words and phrases that are included in the Glossary in Article 14 of Chapter 1A of the Los Angeles Municipal Code shall not be capitalized unless they are proper nouns, mapped areas under Article 1 of Chapter 1A, district names, or zone string components. Any glossary terms used in Chapter 1A shall be indicated by underline in the published Code and linked to the Glossary term in Article 14 of Chapter 1A of the Los Angeles Municipal Code. Glossary terms to be hyperlinked in this ordinance are italicized. But even if not italicized in this ordinance, shall be linked if the term is found in the glossary.
- I. Consistent with Sec. 11.01. (Definitions and Interpretation), which states that, “the singular number includes the plural, and the plural, the singular,” singular or plural versions of existing glossary terms may be added into the Glossary in Article 14 of Chapter 1A of the Los Angeles Municipal Code as needed to ensure exact matches in the use of the term in the text of the LAMC and its entry in the Glossary, which is a requirement of the New Interactive Web-based Zoning Code in order to allow the definition to appear in the pop-up of a term when the site-user clicks on the term. Terms added shall include a glossary entry redirecting to the originally defined term (e.g. Applicable Story: See applicable stories).
- J. Any defined term that is modified or added by this ordinance shall also have the same edit made to the secondary location in the list of defined terms housed in Division 14.3 of Article 14 of Chapter 1A of the Los Angeles Municipal Code.

- K. All fonts and/or typeface and spacing and layout (including indentations) of text, headings, graphs and tables, and colors shall match that of the existing published Chapter 1A of the Los Angeles Municipal Code.
- L. All numbers shall be written in accordance with the following protocol:
- a. Numbers one through nine shall be written out, unless within a table.
 - b. Numbers written as the first word of sentence shall be written out (e.g. "One hundred percent of all affordable housing...").
 - c. Fractions and numbers including fractions shall be displayed as numerals (e.g. "½" instead of "one-half", and 1½ instead of "one and ½").
 - d. Ordinance numbers shall be written so that "Ordinance number" is abbreviated and includes a comma after 3 digits, and includes the effective or operative dates (e.g. "...as established by Ord. No. 176,445 (effective 3/9/05)...").
 - e. FAR numbers and ratios remain per drafting standard.
 - i. Example: "... a FAR of 2.5:1 shall be...",
 - f. Zoning District numbers remain as a number.
 - i. Example: "...those lots with a Density District 6 or more restrictive..."
- M. All instances of the percentage symbol (%) shall be updated to "percent" or "percentage" as appropriate unless the percentage is shown within a table, in which case the percentage symbol (%) shall be used.

Sec. 168. Without limitation to the authority and responsibilities of City Planning provided in Section 168, above, as deemed necessary by the Director, the Department of City Planning may prepare technical corrections to this ordinance in order to correct citations and typographical errors that do not result in substantive changes to the policies adopted by the City Council in the approval of this ordinance, in consultation with the City Attorney, subject to the following:

- a. Such technical corrections may include:
 - i. Corrections to typographical errors and citations.
 - ii. Stylistic and formatting consistency edits.
 - iii. Corrections to ensure consistency between provisions.

- iv. Corrections to clarify the implementation of a provision.
 - v. Corrections to illustrations or graphics to align with the text of the ordinance.
 - vi. Corrections to map errors.
- b. The DCP shall bring those corrections to the City Council for final approval by Ordinance.
 - c. This section shall be effective for one year from the effective date of this Ordinance.

Sec. 169. The following Zoning Code Maps, adopted pursuant to Division 1.5 of Article 1. of Chapter 1A of the Los Angeles Municipal Code, attached below, are adopted.

- a. Hillside Area Map [Sec. 1.5.6.]

Hillside Area

Boyle Heights



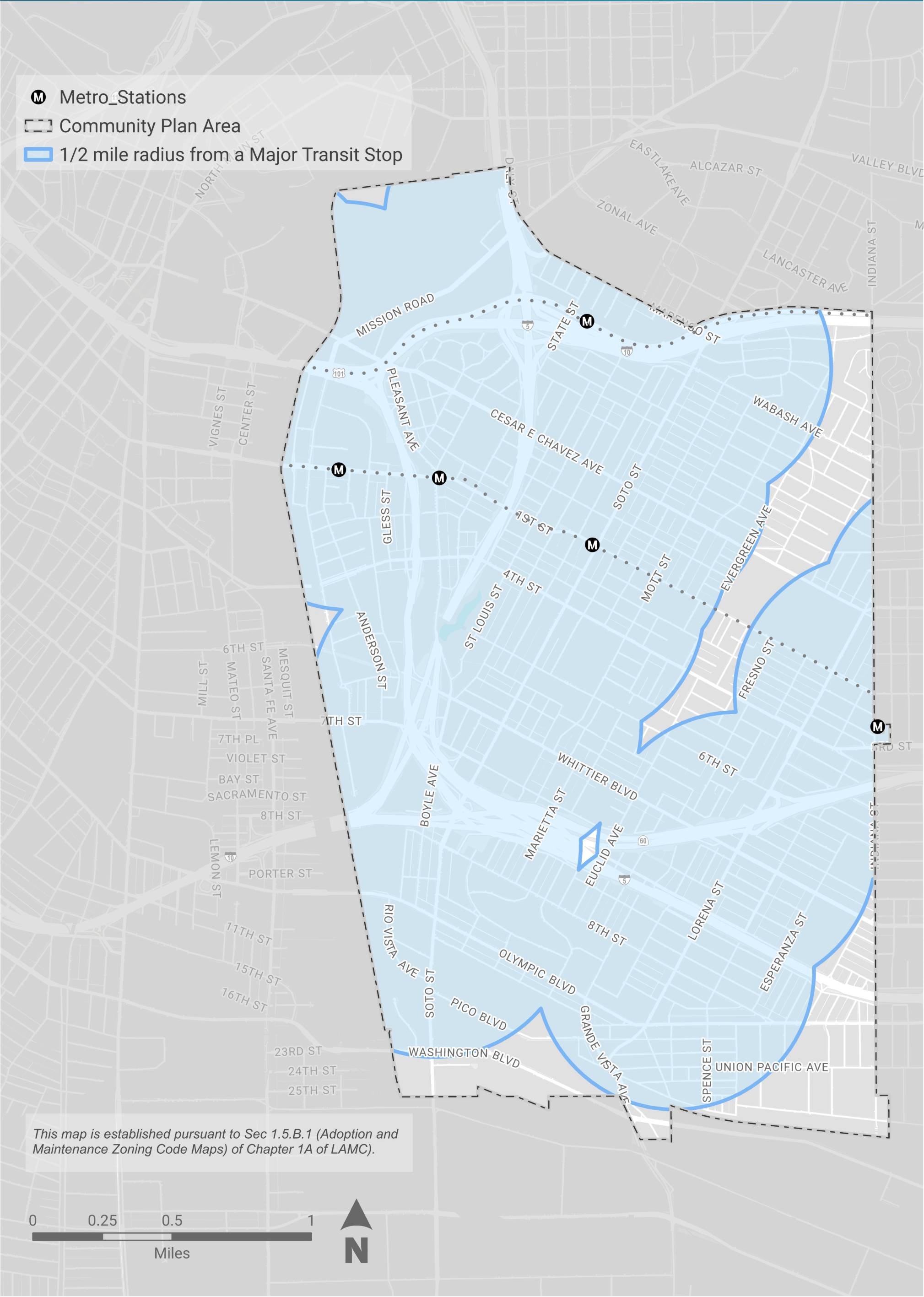
b. Major Transit Stop Area Map [Sec. 1.5.18.]

Major Transit Stop Areas

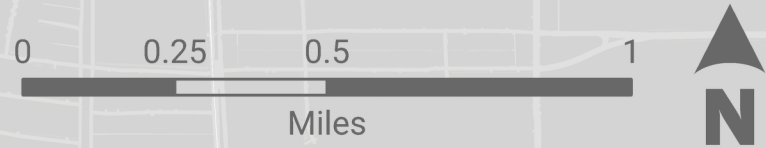
Boyle Heights



- Metro Stations
- Community Plan Area
- 1/2 mile radius from a Major Transit Stop



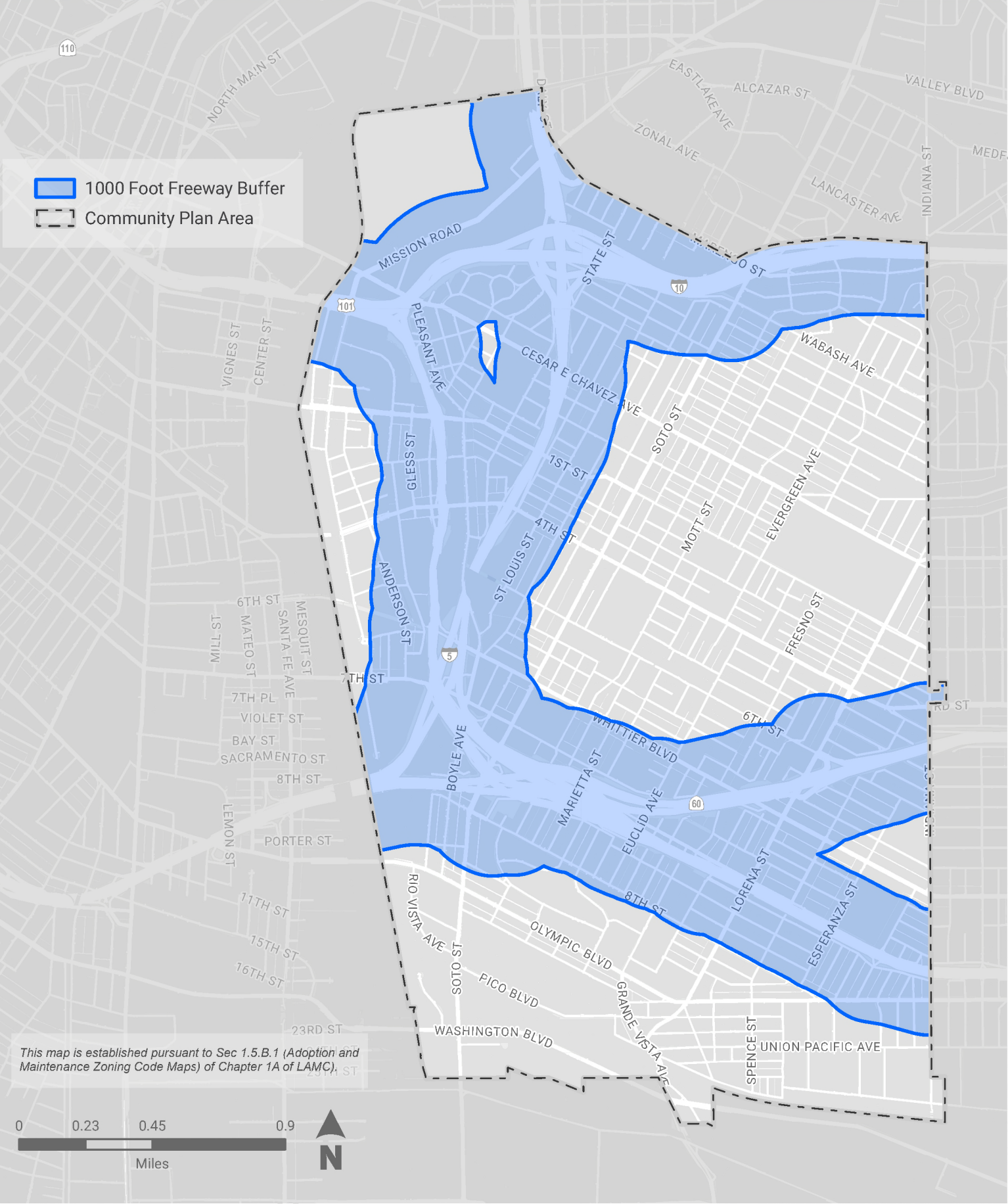
This map is established pursuant to Sec 1.5.B.1 (Adoption and Maintenance Zoning Code Maps) of Chapter 1A of LAMC).



c. Freeway Adjacency Map [Sec. 1.5.19.]

Freeway Adjacency

Boyle Heights

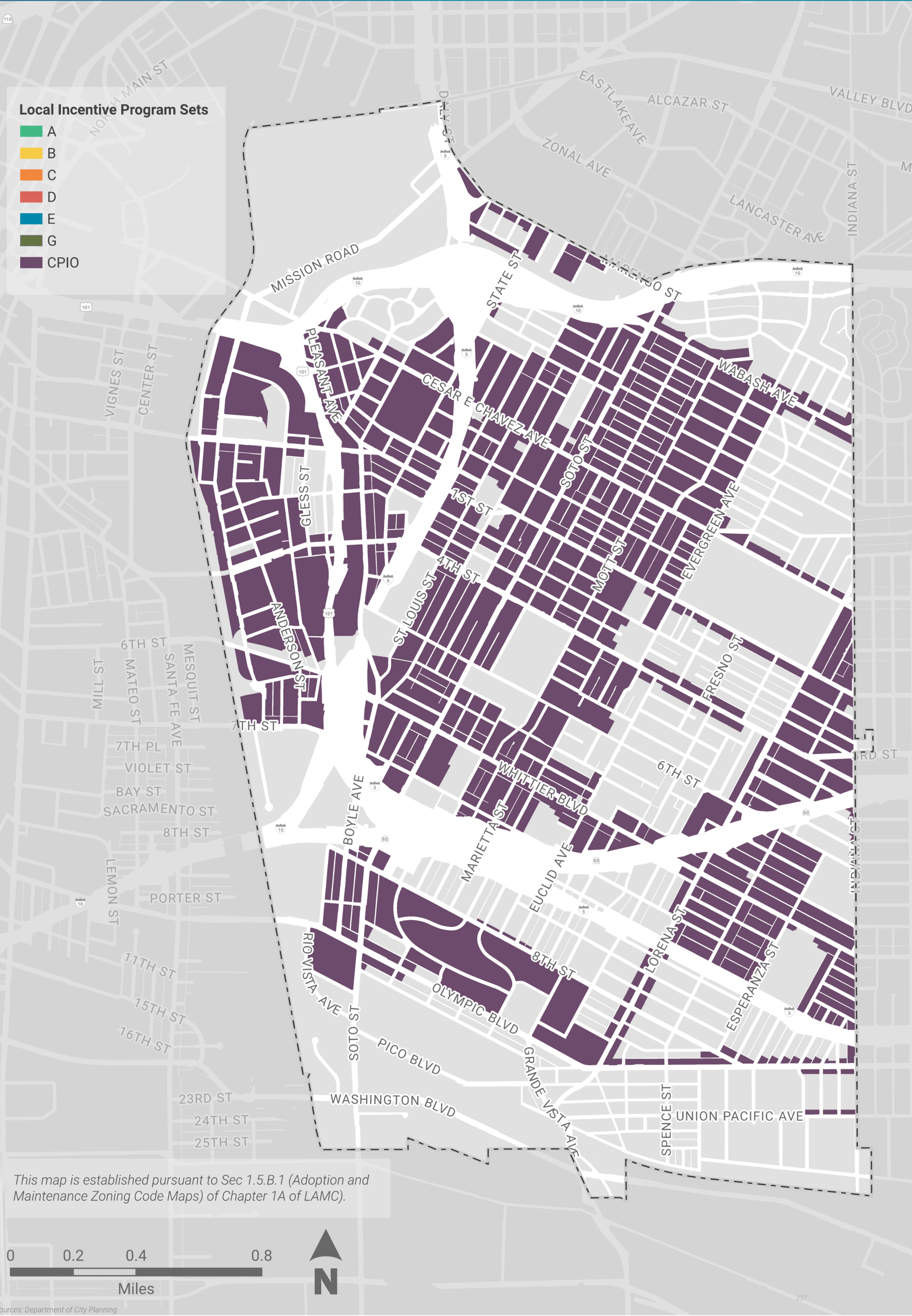


Sec. 170. The following Zoning Code Maps, adopted pursuant to Division 1.5 of Article 1. of Chapter 1A of the Los Angeles Municipal Code, attached below, shall amend the previously adopted maps to add the areas symbolized within the Boyle Heights Community Plan Area.

- a. Local Affordable Housing Incentive Map [Sec. 1.5.4.]

Local Affordable Housing Incentive

Boyle Heights



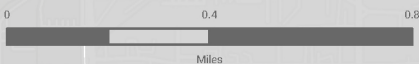
b. Targeted Planting Map [Sec.1.5.5.]

Targeted Planting Map

Boyle Heights

- River Planting Area
- Filtration Planting Area
- Community Plan Area

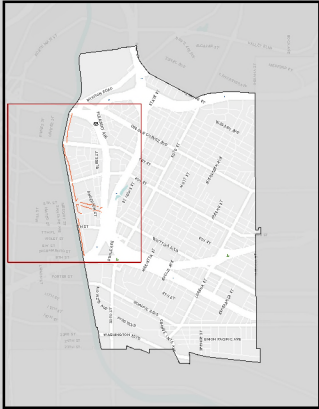
This map is established pursuant to Sec 1.5.B.1 (Adoption and Maintenance Zoning Code Maps) of Chapter 1A of LAMC.



c. Special Lot Line Map [Sec.1.5.8.]

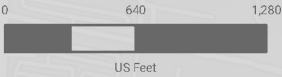
Special Lot Line

Boyle Heights



----- River Special Lot Line

This map is established pursuant to Sec 1.5.B.1 (Adoption and Maintenance Zoning Code Maps) of Chapter 1A of LAMC.



d. Inclusionary Housing Map [Sec. 1.5.10.]

Inclusionary Housing

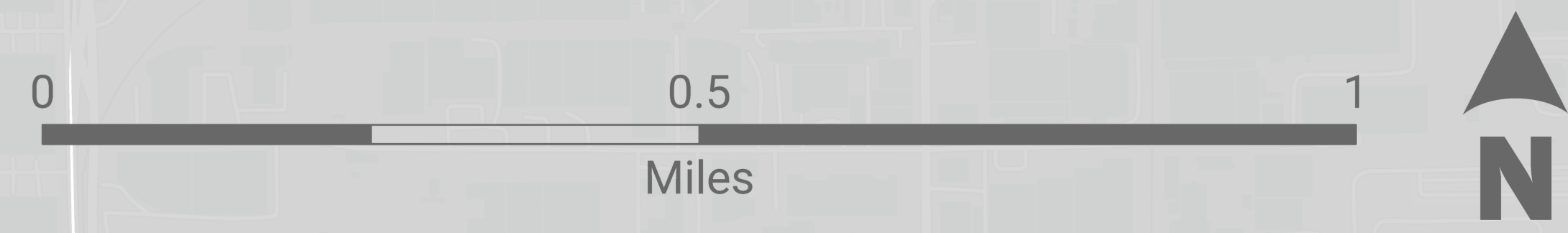
Boyle Heights



IR-D

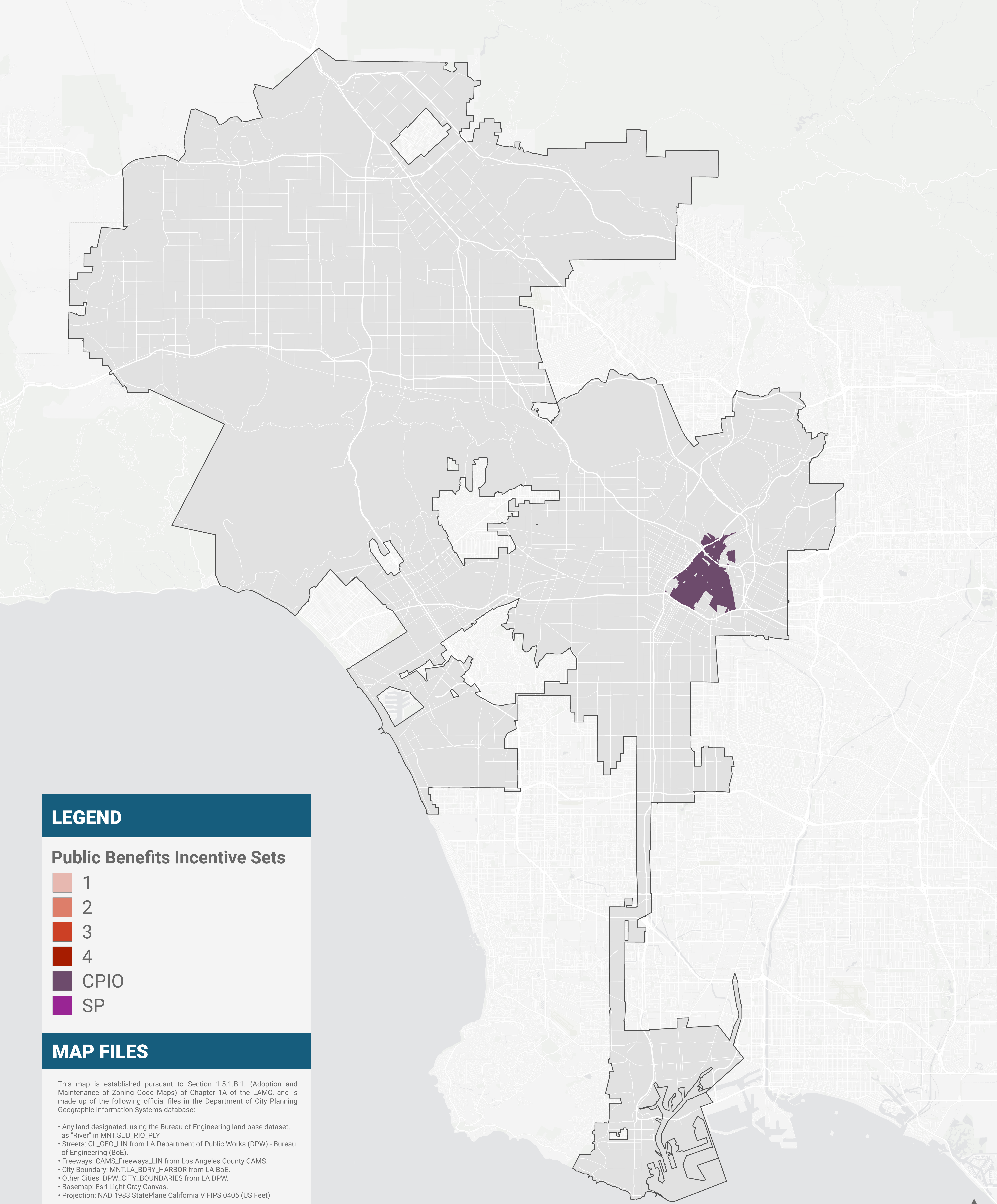
Community Plan Area

This map is established pursuant to Sec 1.5.B.1 (Adoption and Maintenance Zoning Code Maps) of Chapter 1A of LAMC;



e. Public Benefits Incentive Map [Sec. 1.5.12.]

Public Benefits Incentives Map



LEGEND

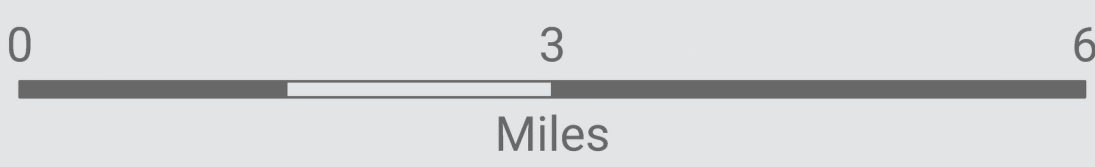
Public Benefits Incentive Sets

- 1
- 2
- 3
- 4
- CPIO
- SP

MAP FILES

This map is established pursuant to Section 1.5.1.B.1. (Adoption and Maintenance of Zoning Code Maps) of Chapter 1A of the LAMC, and is made up of the following official files in the Department of City Planning Geographic Information Systems database:

- Any land designated, using the Bureau of Engineering land base dataset, as "River" in MNT.SUD_RIO_PLY
- Streets: CL_GEO_LIN from LA Department of Public Works (DPW) - Bureau of Engineering (BoE).
- Freeways: CAMS_Freeways_LIN from Los Angeles County CAMS.
- City Boundary: MNT.LA_BDRY_HARBOR from LA BoE.
- Other Cities: DPW_CITY_BOUNDARIES from LA DPW.
- Basemap: Esri Light Gray Canvas.
- Projection: NAD 1983 StatePlane California V FIPS 0405 (US Feet)



Sec. 171. SEVERABILITY. If any provision of this ordinance is found to be unconstitutional or otherwise invalid by any court of competent jurisdiction, that invalidity shall not affect the remaining provisions of this ordinance, which can be implemented without the invalid provisions and, to this end, the provisions of this ordinance are declared to be severable. The City Council hereby declares it would have adopted each and every provision and portion thereof not declared invalid or unconstitutional, without regard to whether any portion of the ordinance would subsequently be declared invalid or unconstitutional.

Sec. 172. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

Approved as to Form and Legality

HYDEE FELDSTEIN SOTO, City Attorney

By 
KATHRYN PHELAN
Assistant City Attorney

Date June 3, 2026

File No. 23-0861

Pursuant to Charter Section 559, I
disapprove this ordinance on behalf
of the City Planning Commission and
recommend that it **not** be adopted.


VINCENT P. BERTONI, AICP
Director of Planning

Date 6-3-26

"M:\Real Prop_Env_Land Use\Land Use\Kathryn Phelan\Ordinances\Boyle Heights CPU\Drafts\Chapter 1A\051426 BH CH 1A Ordinance_Final Draft - (jr)(kp).docx"

The Clerk of the City of Los Angeles hereby certifies that the foregoing ordinance was passed by the Council of the City of Los Angeles, **by a vote of not less than two-thirds** of all its members.

CITY CLERK



MAYOR



Ordinance Passed July 1, 2026

Approved 07/15/2026

Ordinance Published: 07/20/2026
Ordinance Effective Date: 08/20/2026